

**AGENDA
CITY OF STURGEON BAY
PLAN COMMISSION**

Wednesday, August 30, 2023, at 6:00 p.m.
City Council Chambers
421 Michigan Street, Sturgeon Bay, WI

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from August 16, 2023.
4. Public comment on non-agenda Plan Commission related items.
5. Consideration of: Zoning map amendment by Lane Kendig from Central Business District (C-2) to Multiple-Family Residential (R-4) for property located at 26 W Pine Street, parcel #281-46-65021700.
 - a. Presentation
 - b. Public Hearing
 - c. Consideration *(Note: The Plan Commission will not make a recommendation at this meeting unless a motion is made and passed by ¾ of the members present to act on the request at this meeting.)*
6. Project plan and boundaries for Tax Incremental District #10 (Industrial Park).
 - a. Presentation
 - b. Public Hearing
 - c. Consideration
7. Consideration of: Combined preliminary/final Planned Unit Development proposed by Estes Investments, LLP for multiple-family dwellings and commercial storage on property located at 1361 N 14th Avenue.
8. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Notice is hereby given that a majority of the Common Council may be present at this meeting to gather information about a subject over which they have decision-making responsibility. If a quorum of the Common Council does attend, this may constitute a meeting of the Common Council and is noticed as such, although the Common Council will not take any formal action at this meeting.

08/25/23
3:00 p.m.
cs

Plan Commission Members

Mayor David Ward
Ald. Helen Bacon
Ald. Dennis Statz
Ald. J. Spencer Gustafson
Mark Holey
Jeff Norland
Amy Stephens

CITY PLAN COMMISSION MINUTES
August 16, 2023

A meeting of the City Plan Commission was called to order at 6:00 p.m. on Wednesday, August 16, 2023, by Mayor Ward in Council Chambers, City Hall, 421 Michigan Street, Sturgeon Bay.

Roll Call: Members David Ward, Dennis Statz, Helen Bacon, Spencer Gustafson, and Jeff Norland were present. Members Mark Holey and Amy Stephens were excused. Staff present were Community Development Director Marty Olejniczak, Planner/Zoning Administrator Stephanie Servia, City Engineer Chad Shefchik, and Community Development Administrative Assistant Cindy Sommer.

Agenda: Motion by Mr. Gustafson and seconded by Mr. Norland to accept the following agenda:

1. Roll call.
 2. Adoption of agenda.
 3. Approval of minutes from July 19, 2023.
 4. Public comment on non-agenda Plan Commission related items.
 5. Conditional Use application by Doug Mueller to construct commercial storage units on parcel #281-64-80000104 located at 1605 Shiloh Road.
 - a. Presentation
 - b. Public Hearing
 - c. Consideration
 6. Combined preliminary/final Planned Unit Development proposed by Estes Investments, LLP for multiple-family dwellings and commercial storage on property located at 1361 N 14th Avenue.
 - a. Presentation
 - b. Public Hearing
 - c. Consideration (*Note: The Plan Commission will not make a recommendation at this meeting, unless a motion is made and unanimously passed by the members present to act on the request at this meeting.*)
 7. Project plan and boundaries for Tax Incremental District #9 (Industrial Park).
 - a. Presentation
 - b. Public Hearing
 - c. Consideration
 8. Initial presentation of zoning map amendment by Lane Kendig from Central Business District (C-2) to Multiple-Family Residential (R-4) for property located at 26 W Pine Street, parcel #281-46-65021700.
 9. Draft project plan and boundaries for Tax Increment District #10 for mixed use development along South Duluth Avenue south of Highway 42-57 and west side of South Hudson Avenue.
 10. Adjourn.
- All ayes. Motion carried.

Approval of minutes from July 19, 2023: Motion by Ms. Bacon and seconded by Mr. Statz to approve the minutes from July 19, 2023. All ayes. Motion carried.

Public Comment on non-agenda Plan Commission related items: No members of the public presented for comment.

Conditional Use application by Doug Mueller to construct commercial storage units on parcel #281-64-80000104 located at 1605 Shiloh Road:

Presentation (a): Ms. Servia explained that the property was recently rezoned to Light Industrial (I-1A), which requires a conditional use for commercial storage. The project consists of one 11-unit building and one 18-unit building. The plans that were submitted at the time of the rezoning have changed and the revised plan now includes removal of the existing building and constructing the larger building on the east side of the property. The Industrial Park Development Review Team reviewed and approved the plans, with the conditions of landscaping, and paving the entrance driveway and providing concrete aprons. The property is currently being cleaned up. It borders other industrial properties, so the project makes sense at this location. Ms. Servia noted that at the public hearing for the rezoning request, a neighbor voiced concerns regarding lighting and visibility from her property.

Staff recently visited the property and believes the proposed storage units would only be visible by the neighbor after the trees lose their foliage. The foliage is very dense during most times of the year. Staff supports the conditional use and suggests conditions that all exterior lighting be downward directed and at least five trees located between the street and the front building must be included in the landscaping plan.

Applicant Doug Mueller indicated that he is here to answer any questions. The members remarked that they like the layout of the buildings. Mr. Olejniczak stated that the fire chief prefers the previous plan but this one will also work.

Public Hearing (b): Mayor Ward opened the public hearing at 6:09 p.m. Samantha Casey, 265 E Leeward Street, is the adjacent property owner and stated she was at the rezoning meeting and prefers the new layout of the buildings. She indicated that the downward directed lighting is better, but she still has concerns about trespassing and dumping of garbage onto her property, and also the increase in traffic to her quiet area. Doug Mueller, the applicant, stated he would like to see a stop sign on Shiloh Road from the west because there are trees and a slight rise that hinder visibility at the intersection. Mayor Ward explained that this type of request should be directed to the newly formed Public Transportation Board. The mayor closed the public hearing at 6:12 p.m.

Consideration (c): Ms. Bacon motioned to approve the conditional use application as presented with conditions that all exterior lighting be downward directed and at least five trees must be planted between the street and the front building. Motion seconded by Mr. Statz. The members discussed outdoor storage and trash and Mr. Mueller explained that the units would be mostly for boat storage and that there would be no outdoor storage or trash on the property. All ayes, motion carried.

Combined preliminary/final Planned Unit Development proposed by Estes Investments, LLP for multiple-family dwellings and commercial storage on property located at 1361 N 14th Avenue:

Presentation (a): Ms. Servia explained this is a combined preliminary/final Planned Unit Development (PUD) proposal by Estes Investments. Mayor Ward noted that two Commission members were unable to attend the meeting tonight and indicated that the Commission is likely to choose to wait to vote until the next meeting. Ms. Servia went on to explain that this is a mixed-use development with both a 22-unit and an 8-unit condo building, four commercial storage buildings and a storage building for use by residents of the condo units. The rezoning to PUD is necessary due to exceeding the maximum residential density under the zoning code. The Commission previously approved using the combined preliminary/final PUD process. Ms. Servia further explained that the site already has approval for 12 storage buildings and the 22-unit multiple-family residential building and the decision before the members is whether to keep the project as previously approved or to allow the 8-unit condo instead of some of the storage units. Ms. Servia also noted that the parcel has a fairly drastic slope, going from elevation 626 feet to 645 feet, with a drainageway located along the west edge. The comprehensive plan has this listed as higher density residential for the eastern portion and unsewered commercial for the westerly 190 feet, which was an amendment to the comprehensive plan in 2021. The only access point is from 14th Avenue.

This project proposes to have a total of 30 units, which is five more than the maximum 25 units permitted under the current zoning designation. There are no recreational facilities planned, however staff would like to see something like a gazebo or other community gathering amenity. The landscape plan calls for 28 trees to be planted. At this time the commercial storage buildings have been approved by the Aesthetic Board, but the 8-unit and 22-unit condo buildings have not yet been presented to that Board.

The proposal complies with all zoning requirements, except the residential density, and staff recommends approval of the PUD with conditions of: 1) create a gathering space on the property; 2) lighting should be downward directed and; 3) the 8-unit and 22-unit condo buildings, as well as the 4'x8' condo storage unit building would require Aesthetic Board approval.

Dave Phillips of Bayland Buildings, Inc., general contractor, explained that all sewer and water plans have been submitted and approved by the city engineer. Stantec created a landscape plan that meets the municipal code. The lighting plan is deemed to have zero uplight and will consist of a total of six light poles with none on the north side. There will be thirty 4-foot by 8-foot storage units in one building for condo use with an inside hallway to the units, plus one wheelchair accessible doorway to a unit. They would like to have a decision very soon because the 22 condo units are already on the market, and they want to be able to inform buyers of the complete plan. He

added that the 8-unit condo is a better use of the space and actually utilizes less ground than the previously planned storage buildings. He indicated there are two possible locations for a gathering place of some type, if that is required. The 8-unit building design will be more detailed before it would go before the Aesthetic Board.

Public Hearing (b): Mayor Ward opened the public hearing at 6:32 p.m. Chris Larson of 1411 N 14th Avenue explained his property abuts the subject property. He has never been against the proposed improvements, however he believes the density is too much and is setting a bad precedent. He has been frustrated with property lines problems. He has had 2-4 feet of asphalt removed and backfilled with gravel. He met with Mr. Phillips prior to the meeting today and an agreement has been reached to repair, reseed and sod the encroachment by mid-September. Mr. Larson stated he is concerned about the elevation change but understands now that a retaining wall may not be needed. He is concerned there is not enough parking and feels that any short-term rental of the units should be tightly regulated. He hopes that the Aesthetic Board looks at the placement of the proposed trees and requires they be spread out more and not clustered together in one spot. He indicated that some improvements have been taken care of but is very concerned that other problems will be left undone. The property still contains an old stone wall, two bad trees and that overall the proposed density is just too high.

Connie Larson of 1411 N 14th Avenue stated she is very concerned about the density and that there are no garage spaces for the extra residential units.

Anthony Recupero of 1408 N 12th Avenue stated he submitted a letter with his concerns. One four-page letter submitted by a variety of neighbors in opposition was read into the record. The public hearing was closed at 6:49 p.m.

Consideration (c): Mayor Ward stated that he is not ready to consider this project tonight. A special Plan Commission meeting is being held on August 30 and consideration will likely take place at that meeting. Mr. Olejniczak confirmed that the excavation done on Mr. Larson's property had taken place and he hopes the parties are able to work out an amicable resolution. He also stated that the parking spaces meet the municipal code and explained the criteria. Short term rental restrictions are difficult for the city to adopt, however a restriction in the condominium declaration could be one way to do so. It would be possible to hold off on rezoning the parcel until after the condominium declaration has been drafted.

The members discussed that the rip rap retaining wall was not part of the previously-approved project. They would like to see a better landscape plan with more green space and a community gathering space. Mr. Statz pointed out that that the Commission previously suggested to the developer that residential units would be preferred over storage units. City Engineer Shefchik stated that the old stone wall is already in the plans to be removed by the property owner. The members also discussed runoff and management of creek drainage. Mr. Shefchik indicated that property owners must grant permission or easements before city employees could clean out drainageways on their property.

No action was taken on this matter and consideration will be deferred to the next meeting.

Project plan and boundaries for Tax Incremental District #9 (Industrial Park):

Presentation (a): Mr. Olejniczak explained that the city and Door County Economic Development Corporation (DCEDC) have been working on a proposed industrial flex building within the industrial park. A memorandum of understanding with Immel Construction has been signed and Cedar Corporation has been hired for engineering. The developer needs infrastructure and development incentives and creating a new tax incremental district (TID) is a good way to assist with the financing. R.W. Baird has been working on the financial aspects of the proposed TID, which consists of three parcels totaling about 40 acres. The flex building is planned to be about 50,000 square feet and could house up to five new industrial businesses, some of which could be coming from the DCEDC incubator. The spaces in the building would be flexible to accommodate different size needs.

Adam Ruechel of R.W. Baird went through the updated plans. The city anticipates expenditures of about \$2 million during the 15-year expenditure period. There is a projected \$4.3 million of tax increment that can be used for street improvements, stormwater management and other improvements within the half-mile vicinity of the district. Property improvement values of approximately \$5.5 million from the flex building are anticipated and a total of \$12 million in incremental value is expected by the end of the life of the TID. The Joint Review Board suggested to

increase street, storm sewer/water and land acquisition costs by about \$2.5 million, however it is preferable to keep a more conservation approach with the option to amend the plan at a later date if it's feasible.

Mr. Olejniczak explained that if the new TID is adopted before September 30, then the official start date goes back to January 1, 2023, however if it isn't adopted until October 1 or later, then the official start date will be 2024, which is beneficial because it is unlikely that the project will begin before the new year and no increase of property values will take place in 2023.

Mr. Statz commented that this appears to be a very conservation TID and it's likely to do better than projected.

Public Hearing (b): Mayor Ward opened the public hearing at 7:19 p.m. Michelle Lawrie of DCEDC stated that the industrial flex building is very needed in the city and she is appreciative of the opportunity to work together to get this done. She's excited to see the improvement to the 40 acres and the new building is very exciting.

One letter from Immel Construction in support of the TID was read into the record. The public hearing was closed at 7:22 p.m.

Consideration (c): Mr. Olejniczak explained that the members, if they choose to recommend adoption of a resolution, could do so now or they could wait until a later meeting to see an updated proforma. Mr. Ruechel indicated that they could recommend adoption now and it wouldn't change the start date of the TID because that would be based upon council adoption. Mr. Statz motioned to approve the resolution to recommend the creation of TID #9 to council as presented. Mr. Norland seconded the motion. Mayor Ward stated that he prefers to stay with the conservative plan as presented and noted that the plan could be amended up to four times. All ayes, motion carried.

Initial presentation of zoning map amendment by Lane Kendig from Central Business District (C-2) to Multiple-Family Residential (R-4) for property located at 26 W Pine Street, parcel #281-46-65021700: Lane Kendig of 4089 Snake Island Road explained that he is the owner of the property at 26 W Pine Street, which was rezoned from residential to commercial in 2004 and used as an office building, however he is now retired and a potential buyer would like it to be residential and the Mixed-Family Residential (R-4) district seems to be the most flexible option. The buyer is a traveling nurse who would like to use the building for a residence. Mr. Olejniczak indicated that he spoke with the buyer, who is comfortable with this option. It seems to be a good transition in the neighborhood, however Single-Family Residential (R-2) would be another alternative. Mr. Statz questioned if C-5 would be an option and Mr. Kendig stated the bank will not finance any commercially zoned property for residential use. This matter is scheduled for public hearing at the August 30 Plan Commission meeting. No action was taken at this meeting.

Draft project plan and boundaries for Tax Increment District #10 for mixed use development along South Duluth Avenue south of Highway 42-57 and west side of South Hudson Avenue: Mr. Ruechel introduced a new proposed tax increment district (TID), which would be a mixed-use district consisting of 36 acres on the west side, including a 24-lot workforce housing development on City-owned property along S Hudson, S Geneva and S Fulton Streets. The developer and City are looking for ways to fund the needed infrastructure. The TID would have about \$1.785 million improvement project costs during the 15-year expenditure period with an anticipated \$4.4 million increment throughout its life, which is very conservative.

Mr. Olejniczak pointed out a map of the parcels and explained this is a very compact district. Since there has been substantial construction in 2023 in this area with the new Kwik Trip and Starbucks buildings, the city would like to get this TID adopted before September 30 so that the start date goes back to January 1, 2023, thereby allowing the city to take advantage of the increase in property values in 2023.

Mr. Ruechel further added that the TID consists of 10 parcels with a valuation of \$1.4 million. The city currently has about 7.1% of its equalized value of taxable property within tax increment districts, which is well below the maximum 12%. Some of the projected improvements projects consist of street, sidewalk and infrastructure improvements for the 24-lot subdivision, improvements to S Duluth Avenue, other street improvements, and park and trail improvements for Cherry Blossom Park and the Ahnapee Trail. No annexation is anticipated and two

zoning changes from agricultural to commercial or residential are anticipated. The proforma shows this to be very conservative.

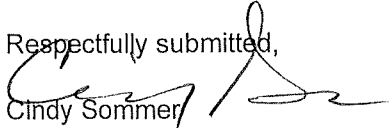
Mr. Statz asked about future expansion of the TID and if there is a limit to how big it could get if more development comes about. Mr. Ruechel explained there is no size limit as long as the city stays below the 12% of property values within the TID's. TID #2 is also set to close in the next couple of years, which would vastly increase the city's capacity to create or enlarge TID's. Mr. Olejniczak indicated that the strategy is to start small and expand along the way if needed.

Mr. Norland indicated he would like to see improvements to S Ashland Avenue to relieve some of the congestion.

No action was taken. This matter will be scheduled for public hearing at the August 30 Plan Commission meeting.

Adjourn: Motion by Mr. Statz to adjourn, seconded by Mr. Norland. All ayes, motion carried. The meeting adjourned at 7:44 p.m.

Respectfully submitted,



Cindy Sommer

Community Development Administrative Assistant

Staff Report
Zoning Map Amendment: C-2 to R-4
26 W Pine St: Parcel #281-46-65021700

Background: Lane Kendig requests the rezoning of parcel #281-46-65021700 located at 26 W. Pine Street from Central Business District (C-2) to multiple-family residential (R-4). The property is 0.173 acres in size and currently a mixed-use building. Mr. Kendig wishes to sell the property, but the future owner is unable to get a loan for a commercially zoned property. The R-4 zoning would give the future owner the flexibility for some small commercial uses (with a conditional use) should they decide to in the future.

Existing Conditions: Currently the parcel is zoned commercial, the property was rezoned to C-2 in 2005 when Mr. Kendig intended to use the building for offices. The surrounding land uses to the west are single family homes zoned R-2, to the south are the Sawyer School Lofts zoned R-4, to the east is C-2 where Lau's auto and a vacant city lot resides, and to the north are C-2 zoned properties.

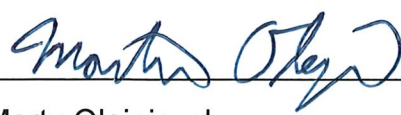
Comprehensive Plan: The 2040 Comprehensive Plan's Future Land Use Designation for the lot is Downtown Mixed Use. That land use category is established to be a mix of retail, commercial service, office, institutional, governmental, and residential uses (mainly upper stories). This land-use category does include residential thus an R-4 zoning would work with the comprehensive plan.

Review Process: The Plan Commission will review the petition and conduct a public hearing. The Commission can make a recommendation to Council at the next scheduled meeting. However, a recommendation can also be made following the public hearing if at least 3/4 of the members present are ready to act. Once a recommendation is made, Council will act on that recommendation at their next scheduled meeting. An ordinance must be drafted and approved by Council with 2 separate readings.

Recommendation: Approve the zoning map amendment for parcel #281-46-65021700 from Commercial Business District (C-2) to multi-family residential (R-4).

Prepared By: 
Stephanie Servia
Planner / Zoning Administrator

8-25-2023
Date

Reviewed By: 
Marty Olejniczak
Community Development Director

8-25-2023
Date

CITY OF STURGEON BAY ZONING/REZONING APPLICATION

STAFF USE:	
Date Received:	8/2/2023
Fee Paid:	\$ 450.00
Received By:	S. Scruta

	APPLICANT/AGENT	LEGAL PROPERTY OWNER (if different)
Name	Lane H. Kendig + Elaine Van S. Carmichael	The Lane H. Kendig + Elaine Van S. Carmichael Revocable Living Trust
Company	-	-
Street Address	26 West Pine Street	4080 Jankle Island Rd
City/State/Zip	Sturgeon Bay WI 54235	same
Daytime Telephone #	920-743-0005	72042
Email	lane@kendigkeast.com	same
STREET ADDRESS OF SUBJECT PROPERTY: <u>26 West Pine Street</u> Location if not assigned a common address: _____		
TAX PARCEL NUMBER: <u>2814665021700 2814665021700</u>		
CURRENT ZONING CLASSIFICATION: <u>C-2</u>		
CURRENT USE AND IMPROVEMENTS: <u>Office and apartment</u>		
ZONING DISTRICT REQUESTED: _____		
COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: <u>downtown mixed use</u>		
PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN: North: <u>Downtown mixed use</u> South: <u>Downtown Mixed use</u> East: <u>Downtown Mixed use</u> West: <u>Medium Density Residential</u>		

ZONING AND USES OF SURROUNDING PROPERTIES:

North: C-2 - Commercial
South: R-4 - Residential
East: C-2 - Commercial/Vacant
West: R-2 - Residential

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? Yes or No IF YES, EXPLAIN: Revised to C-2 in 2010

Attach an 8-1/2"x 11" detailed site plan (if site plan is larger than 8-1/2"x 11", also include 15 large sized copies), full legal description (preferably digital), 8-1/2"x 11" location map, construction plans for the proposed project, and Agreement for Reimbursement of expenses. Site plan shall include dimensions of property, pertinent structures and buildings, proposed site improvements, signature of person who drew plan, etc.

John H. Keady
Property Owner

8-2-23
Date

Stanley Cornichal

John H. Keady
Applicant/Agent

8-2-23
Date

Stanley Cornichal

I, LINA KEADY, have attended a review meeting with at least one member of staff and understand that I am responsible for sign placement and following all stages listed on the check list in regard to the applicant.

Date of review meeting.

Lina Keady
Applicant signature

[Signature]
Staff signature

Attachments:

Procedure & Check List

Agreement for Reimbursement of Expenses

STAFF USE ONLY

Application conditions of approval or denial:

Date

Community Development Director

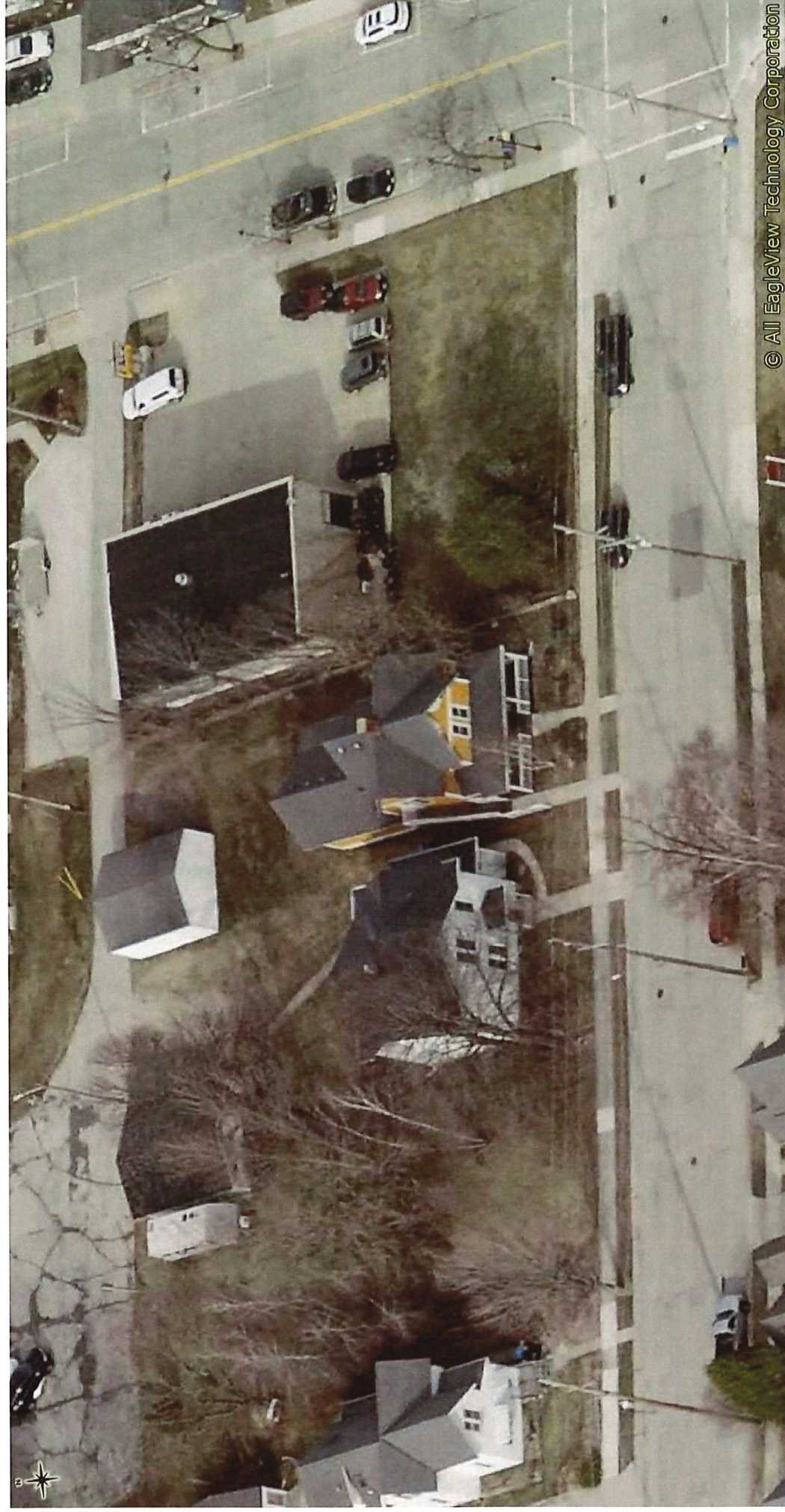
Subject Property Rezone from C-2 to R-4



26 West Pine Street
Parcel #281-46-65021700

0 25 50 100 Feet

Kendig Property- View from North



© All EagleView Technology Corporation

04/11/2023

NOTICE OF PUBLIC HEARING

The City of Sturgeon Bay Plan Commission will hold a public hearing in the Council Chambers at City Hall, 421 Michigan Street, Sturgeon Bay, Wisconsin on Wednesday, August 30, 2023 at 6:00 p.m. or shortly thereafter, in regard to a proposed zoning map amendment request by Lane Kendig to change the zoning classification from Central Business District (C-2) to Multi-family Residential (R-4) for parcel #281-46-65021700 located at 26 W Pine Street. The proposed zoning map amendment materials are on file with the Community Development Department and can be viewed at City Hall weekdays between 8:00 a.m. and 4:30 p.m. The public is invited to give testimony in regard to the rezoning request either in person at the hearing or in writing.

By order of:
City of Sturgeon Bay Plan Commission

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EXECUTIVE SUMMARY

Title: Tax Increment District #10

Background: Tax incremental financing (TIF) is being considered for a region along S. Duluth Avenue and vicinity. TIF would be used for covering the cost of infrastructure needed for the proposed workforce single-family homes project, upgrading S. Duluth Avenue to an urban street, and other projects benefiting the proposed district. Within a tax increment district (TID) the property taxes generated from new development within the district (the tax increment) is used to cover the public costs necessary to spur the new development, including infrastructure improvements.

The City of Sturgeon Bay entered into a development agreement with JPEJ, LLC (Paul Shefchik, Joe Shefchik) to subsidize the necessary infrastructure for a 24-lot subdivision known as Geneva Ridge located on S. Fulton, S. Geneva, and S. Hudson Avenue. The constructed homes would be limited to homebuyers that are Door County employees. There are several home designs ranging from 1,064 to 1,294 square feet with prices from \$269,900 to \$304,900. Proposed tax increment district #10 would be the preferred means to cover those costs.

TID #10 would also be a means to cover the City's share of costs to install curb/gutter, sidewalks, and other improvements along S. Duluth Avenue from Highway 42-57 south to the entrance to the Door County Justice Center. The City, in partnership with the County, received a federal grant to assist that project, but there would still be a required local match for that design and construction.

The City hired its financial consultant, R. W. Baird, to assist with the project plan and creation of the TID. The latest draft of the project boundaries and project plan is included in the packet for review by the Plan Commission. This plan could be changed during the formal review of the plan by the public, Plan Commission, Common Council and Joint Review Board (JRB).

A public hearing regarding the boundaries and project plan is scheduled for the August 30th Plan Commission meeting. Following that, the Plan Commission, the Common Council, and the JRB must consecutively approve resolutions to establish the TID. The 5-member JRB is comprised of a member from each taxing jurisdiction and one public member.

Recommendation: Approval of the Plan Commission resolution approving the boundaries and project plan for TID #10.

Prepared by: Martin Olejniczak
Martin Olejniczak, Community Development Director

August 30, 2023
Date

Reviewed by: Josh Van Lieshout
Josh Van Lieshout, City Administrator

8/28/23
Date

PLAN COMMISSION RESOLUTION #2023-03

Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax
Incremental District No. 10

RECOMMENDED ADOPTION OF THE PROJECT PLAN AND BOUNDARIES FOR TAX INCREMENTAL DISTRICT NO. 10 CITY OF STURGEON BAY, WISCONSIN

WHEREAS, pursuant to Wisconsin Statutes §66.1105 the City of Sturgeon Bay has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the city; and

WHEREAS, Tax Incremental District No. 10 (“the district”) is proposed to be created as a “Mixed-Use District” based on the identification and classification of the property proposed to be included in the tax increment district.

WHEREAS, a Project Plan for Tax Incremental District No. 10 has had been prepared that includes the following:

1. A statement listing the kind, number, and location of proposed public works or improvements within the district.
2. An economic feasibility study.
3. A detailed list of estimated projects costs.
4. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred.
5. A map showing existing uses and conditions of real property in the district.
6. A map showing proposed improvements and uses in the district.
7. Proposed changes of zoning ordinance, master plan, map, building codes, and City Ordinances.
8. A statement of the proposed method for relocation of any person to be displaced.
9. A statement indicating how creation of the district promotes the orderly development of the city.
10. A list of estimated non-projects costs.
11. A section for the eventual insertion of An Opinion of the City Attorney advising that the plan is complete and complies with Wis. Statute §66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of the public hearing by the Plan Commission was sent to the City of Sturgeon Bay, Door County, the Southern Door School District, and Northeast Wisconsin Area Technical College which constitutes all the local governmental entities having the power to levy taxes on property located within the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on August 30, 2023, held a public hearing concerning the project plan and boundaries and proposed creation of the district providing interested parties a reasonable opportunity to express their views on the proposed creation of a tax incremental district and the proposed boundaries of the district.

PLAN COMMISSION RESOLUTION #2023-03

Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax
Incremental District No. 10

NOW THEREFORE, BE IT RESOLVED by the Plan Commission of the City
of Sturgeon Bay that:

1. It recommends to the Common Council that Tax Incremental District No. 10, City of Sturgeon Bay, be created with boundaries as designated by Exhibit A, which is attached and incorporated herein by reference.
2. It approves the Project Plan as prepared by Robert W. Baird & Co, dated August 30, 2023, which is incorporated herein in its entirety by reference, and recommends its approval to the Common Council.
3. Creation of the District promotes orderly development in the city; and
4. That the City Clerk is hereby directed to provide the Common Council with a certified copy of this Resolution upon its adoption by the Plan Commission.

Adopted this 30th day of August, 2023.

City of Sturgeon Bay Plan Commission

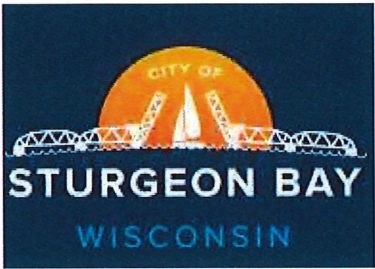
By _____
David J. Ward Ph. D., Plan Commission Chairman

CERTIFICATION

I hereby certify that the foregoing Resolution was duly adopted by the Plan Commission
of the City of Sturgeon Bay on the 30th day of August, 2023.

Stephanie L. Reinhardt,
City of Sturgeon Bay
City Clerk

Project Plan & District Boundary
Tax Incremental District No. 10
in the
CITY OF STURGEON BAY, WISCONSIN



August 30, 2023

(Approved Actions)

Organizational Joint Review Board Meeting Held	August 24, 2023
Public Hearing Held	August 30, 2023
Adopted by Planning Commission	August 30, 2023
Adopted by City Council	September 19, 2023
Adopted by Joint Review Board	September 28, 2023

Prepared in part by:



Robert W. Baird & Co.
Public Finance
777 E. Wisconsin Ave.
Milwaukee, WI 53202
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Section 1: City of Sturgeon Bay Officials

City Council

David J. Ward Ph. D	Mayor
Helen L. Bacon	Aldersperson District 1
Dennis Statz	Aldersperson District 2
Dan Williams	Aldersperson District 3
J. Spencer Gustafson	Aldersperson District 4
Gary Nault	Aldersperson District 5
Seth Wiederanders	Aldersperson District 6
Kirsten Reeths	Aldersperson District 7

City Staff

Josh Van Lieshout	City Administrator
Stephanie L. Reinhardt	City Clerk/Human Resources Director
Valerie J. Clarizio	Finance Director/City Treasurer
Martin J. Olejniczak	Community Development Director

Planning Commission

David J. Ward Ph. D, Chairperson	Helen L. Bacon
Kirsten Reeths	Mark Holey
Jeff Norland	Dennis Statz
Amy Stephens	

Joint Review Board

Josh Van Lieshout	City Representative- Chairperson
Ken Pabich	Door County
Daniel Mincheff	Northeast Wisconsin Area Technical College
Jason Melotte	Southern Door School District
Bill Chaudoir	Public Member

Section 2: Introduction and Description of District

The city plans to use Tax Incremental Financing ("TIF") as a successful economic development programming tool by providing public improvements and development incentives to encourage and promote residential and commercial development. The goal is to increase the tax base, to create and enhance economic opportunities, and to increase housing options within the city. The city works with developers and property owners to provide infrastructure improvements and incentives for development. Public infrastructure and property improvements will be financed by a combination of TIF increments and debt financing.

Tax Increment District ("TID") No. 10 contains approximately 36 acres on the west side of the city. The TID is being created as a "Mixed-Use District" based on the identification and classification of the property proposed to be included in the TID. The maximum life (absent extension) of the TID is 20 years from the date of adoption.

Tax incremental financing is being proposed for 5.5 acres located along South Hudson Avenue, and the planned extensions of South Geneva, and South Fulton Avenues. A developer is proposing to develop a workforce housing subdivision on the city owned 5.5-acre parcel fronting on S. Hudson Avenue. The city has agreed to provide an estimated \$1,020,000 funding to cover the cost of the infrastructure needed to serve the proposed single-family homes. The proposed and potential new developments will generate additional property taxes (tax increment) that will be used to offset the cost of the public investments resulting from, or needed by, the new developments.

Public improvements within TID #10 also include the planned conversion of South Duluth Avenue (County Highway S) into a full urban street with curb/gutter, sidewalks, and other improvements. Additional street improvements are planned within the TID boundaries or adjacent thereto, including the potential extension of South Ashland Avenue to serve the western portion of TID # 10. Planned or potential development projects are detailed in the Statement of Kind, Number and Location of Proposed Projects section of this project plan.

The city anticipates various public improvement project cost expenditures of approximately \$1,785,000 plus financing/interest costs during the TID's 15-year expenditure period. Proposed public project improvements may include but are not limited to developer incentives in the form of cash grants or TID loans, professional and organizational services, administrative costs, and finance costs.

**City of Sturgeon Bay
TID #10 Project Plan & District Boundary**

As a result of the creation of this TID, the city projects a preliminary and conservative cash flow analysis indicating \$4,441,081 in increments. The TID increment will primarily be used to pay the debt service costs of the TID, and project development incentives. The increment will also be used for improvements to streets and parks within the vicinity of the district, particularly upgrades to South Duluth Avenue. The city projects land and improvement values (incremental value) of approximately \$11,656,000 will be created in the TID by the end of 2027. This additional value will be a result of the improvements made and projects undertaken within the TID.

Maps depicting the boundaries and existing uses and conditions of the TID are found in the respective mapping sections of this project plan.

Section 3: Summary of Findings

As required by s.66.1105 Wis. Stats., and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this TID, the development projected as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the city. In making this determination, the city has considered the following information:
 - Development within the TID has not occurred at the pace anticipated by the city. Infrastructure and other development related expenses are not likely to be borne exclusively by private developers; therefore, the city has concluded that public investment will be required to fully achieve the city’s objectives for this area.
 - To achieve its objectives, the city has determined that it must take an active role in encouraging development by making appropriate public expenditures in the area. Without the availability of tax increment financing, these expenditures are unlikely to be made. Enhancement of this area will complement existing venues in the city, and benefit not only the city, but all overlapping taxing jurisdictions. Accordingly, the costs to implement the needed projects and programs are appropriately funded through tax increment financing.
 - To make the area included within the TID suitable for development, the city will need to make a substantial investment to pay costs of some or all the projects listed in the project plan and to maintain a rent structure that does not exceed the upper end of market levels.

City of Sturgeon Bay
TID #10 Project Plan & District Boundary

Due to the public investment that is required, the city has determined that development of the area will not occur at the pace or levels desired solely as a result of private investment.

2. The economic benefits of the Tax Incremental District, as measured by increased property values, are sufficient to compensate for the cost of the improvements. In making this determination, the city has considered the following information:

As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected and the debt issuance will be more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

Since the development expected to occur is unlikely to take place without the use of Tax Incremental Financing (see Finding #1) and since the TID will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the city reasonably concludes that the overall benefits of the TID outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the TID is not created.

4. The improvements to be made within the TID are likely to significantly enhance the value of substantially all other real property in the city surrounding the TID.
5. The equalized value of taxable property of the TID does not exceed 12% of the total equalized value of taxable property within the city.
6. The Project Plan for the TID is feasible and is in conformity with the master plan of the city.
7. The city estimates that 50% of the territory within the district will be devoted to retail business at the end of the district's maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b).
8. The city confirms 19.9% percent of the district is land proposed for newly platted residential development adhering to the statute compliance

City of Sturgeon Bay
TID #10 Project Plan & District Boundary

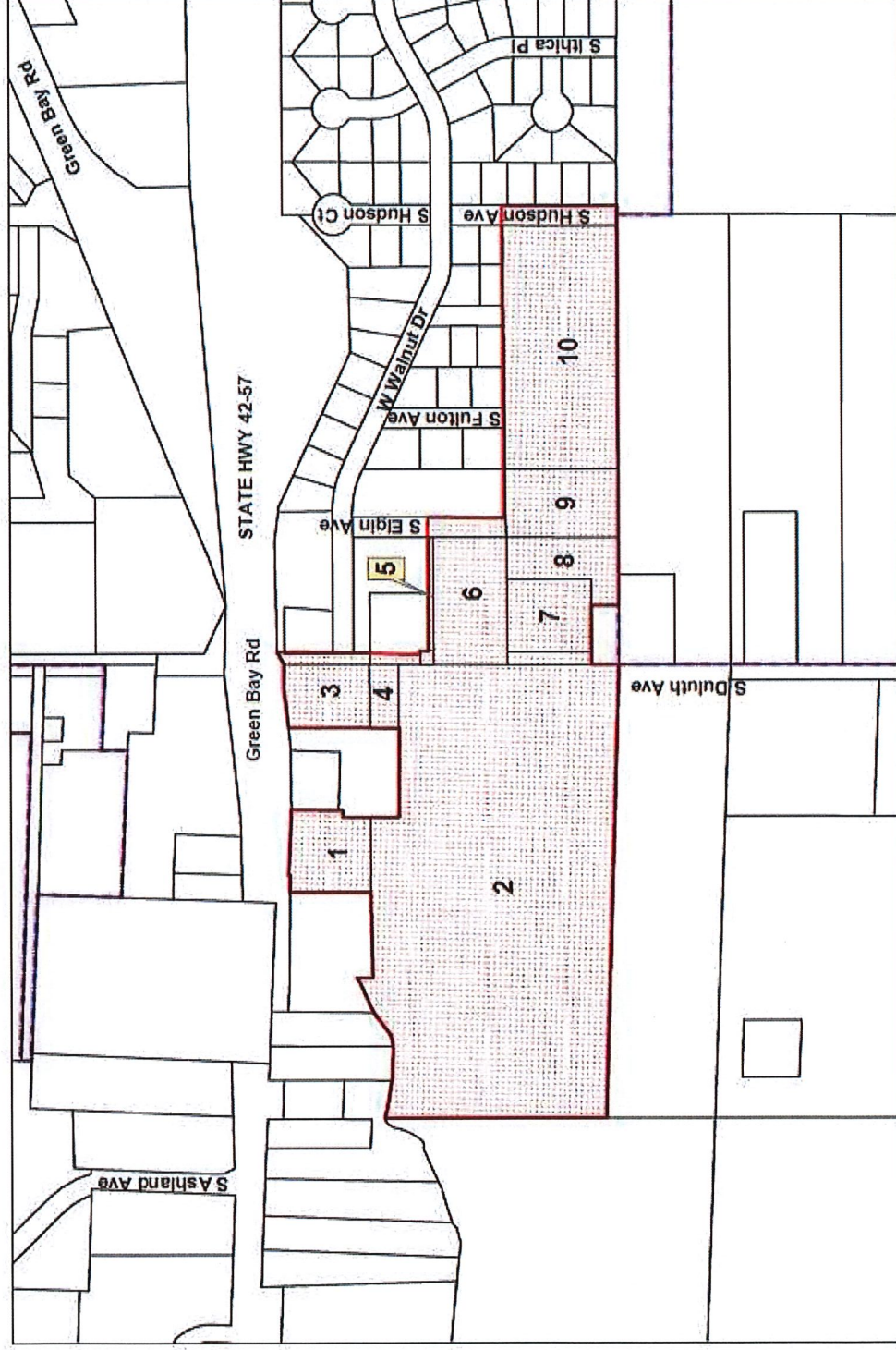
requirement of being less than 35%. Residential housing density is at least three units per acre.

9. The TID is being created as a Mixed-Use District. This project plan has met the definition and requirements for a Mixed-Use District. Not less than 50% of the proposed district's area land is suitable for industrial, commercial, and residential use.

Section 4: Map of Proposed District Boundary

The current Map is reflective of the 08/09/2023 parcel list.

Tax Increment District #10



Legend

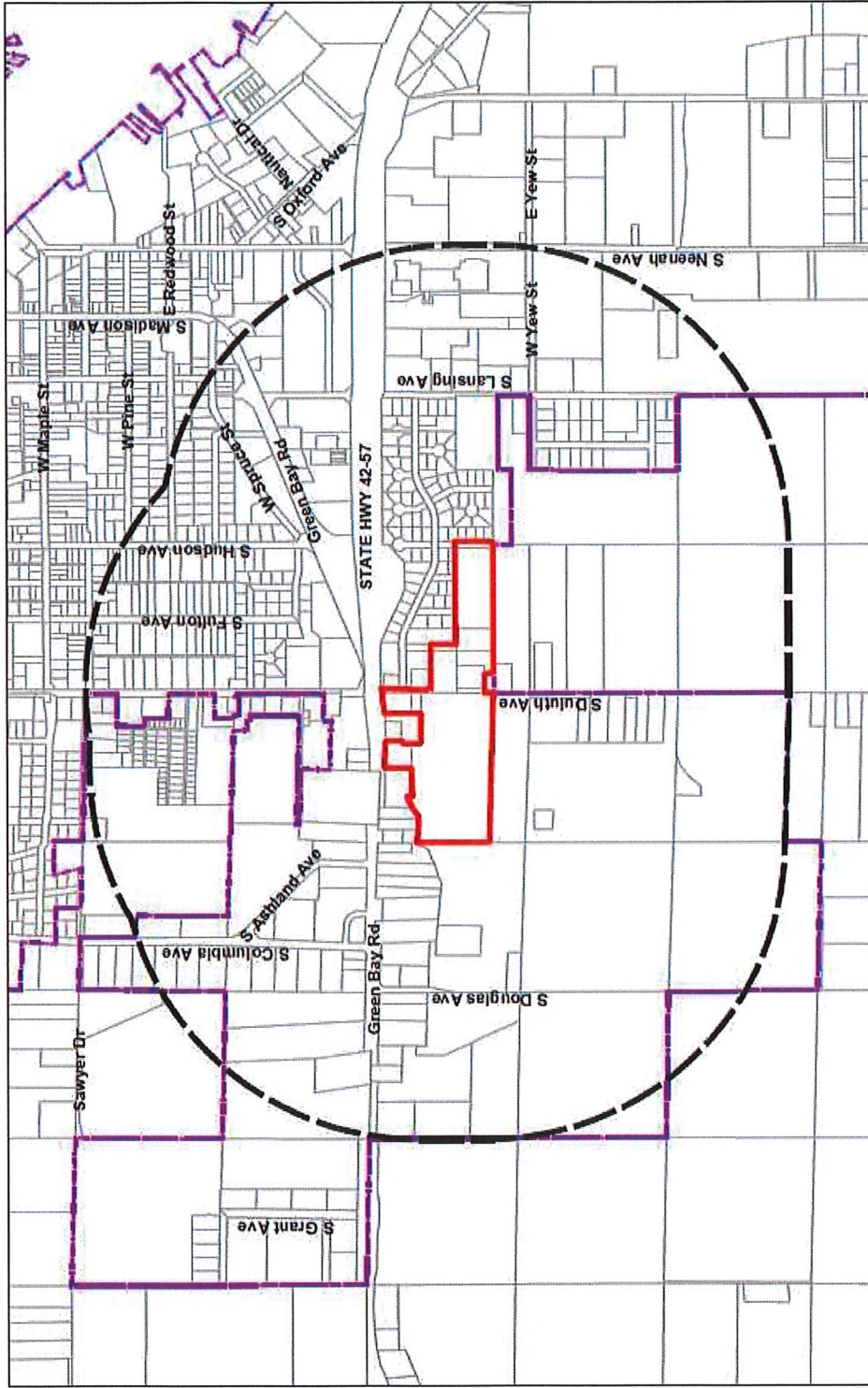
-  Tax Increment District #10 Boundary
-  City Limits



Map Date: August 2023

Section 5: One Half Mile Radius Map of Proposed District Boundary

Tax Increment District #10



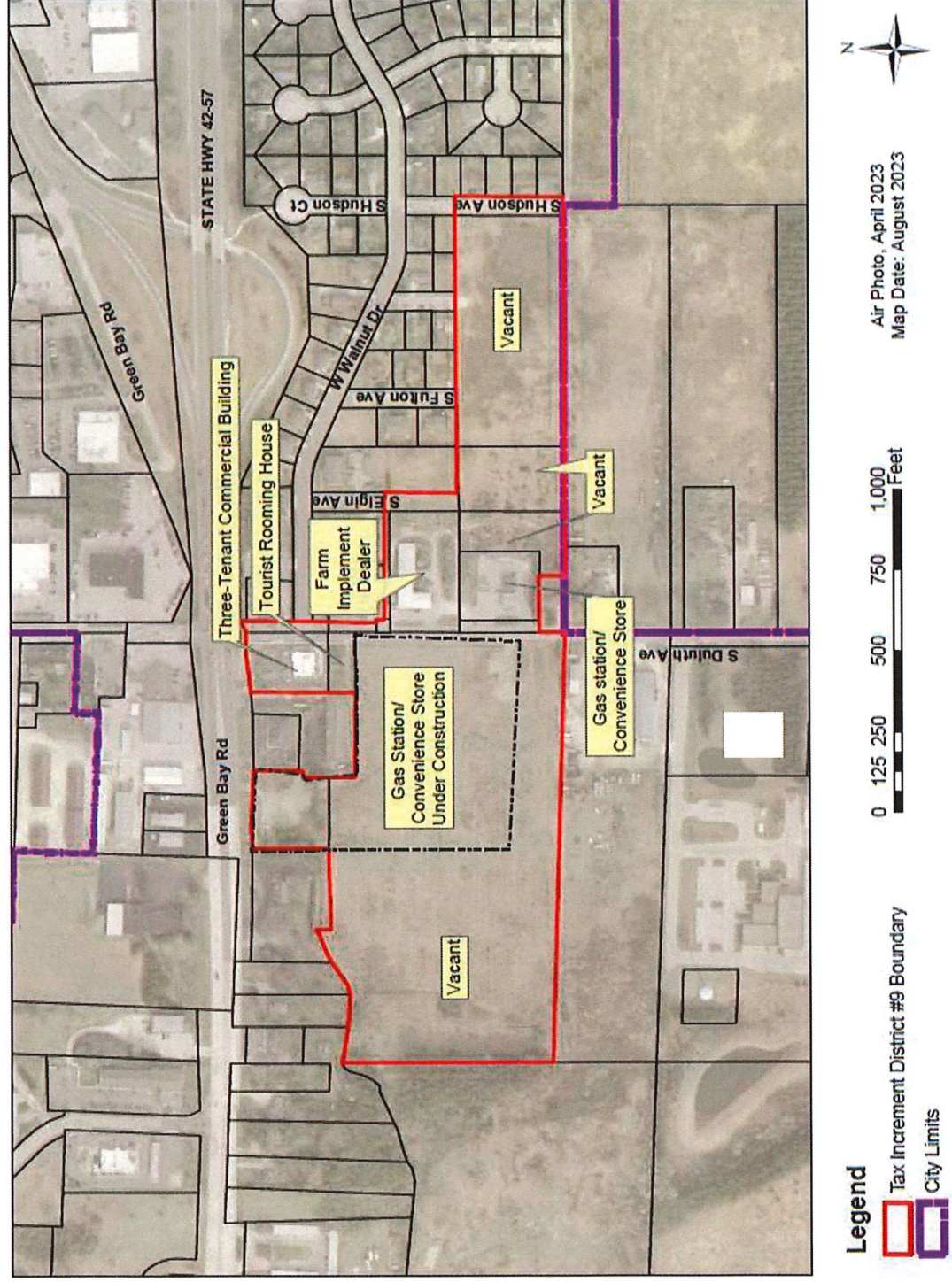
Legend

- Tax Increment District #10 Boundary
- 1/2 Mile Buffer
- City Limits

Map Date: August 2023

Section 6: Map Showing Existing Uses and Conditions

Tax Increment District #10 Existing Conditions



Section 7: Preliminary Parcels List and Analysis

As of the 08/09/2023 parcels list.

Map Parcel ID	Address	Parcel #	Property Owner	Acreage	Acreage %	Future Proposed Uses	Land	Improvements	Total Valuation
1	957 Green Bay Road	2816613000103	Kwik Trip Inc	1.29	3.7%	Commercial	\$ 98,000.00	\$ -	\$ 98,000.00
2	901 S. Duluth Road	2816613000110	Kwik Trip Inc	19.9	56.9%	Commercial	\$203,500.00	\$ -	\$ 203,500.00
3	911 Green Bay Road	2816613000101A	Joseph & Catherine Hartman	1.07	3.1%	Commercial	\$154,400.00	\$217,000.00	\$ 371,400.00
4	835 S Duluth Ave.	2816613000101B	The Simple Life Décor LLC	0.37	1.1%	Continued Residential Use	\$ 53,100.00	\$131,000.00	\$ 184,100.00
5	VACANT	2816818000602	Schartner Implement Inc	0.11	0.3%	Commercial	\$ 4,500.00	\$ -	\$ 4,500.00
6	862 S. Duluth Ave.	2816818000604	Schartner Implement Inc	1.65	4.7%	Commercial	\$111,500.00	\$128,000.00	\$ 239,500.00
7	922 S. Duluth Ave.	2816818000605A	RM Travel Plaza LLC	2.54	7.3%	Commercial	\$127,500.00	\$193,500.00	\$ 321,000.00
8	VACANT	2816818000605B	RM Travel Plaza LLC	1.09	3.1%	Commercial	\$ -	\$ -	\$ -
9	VACANT	2816818000607A	Schartner Implement Inc	1.5	4.3%	New Residential	\$ 36,500.00	\$ -	\$ 36,500.00
10	VACANT	2816818000607B	City of Sturgeon Bay	5.47	15.6%	New Residential	\$ -	\$ -	\$ -
				34.99	100.0%		\$789,000.00	\$669,500.00	\$ 1,458,500.00

Section 8: Equalized Valuation Test

The following calculations demonstrate that the city is in compliance with s.66.1105(4) (gm)4. c. Wis. Stats., which requires that the equalized value of the taxable property in the proposed TID, plus the value increment of any existing Tax Incremental Districts, does not exceed 12% of the total equalized value of taxable property within the city. With TID #10, the value increment of all existing Tax Increment Districts will be approximately 7.19%.

Valuation Test Compliance Calculation

2023 Projected Equalized Valuation (TID IN)	\$ 1,456,712,100	
Limit for 12% Test	\$ 174,805,452	
Increment Value of Existing TIDs	\$ 103,331,900	
Projected Base Value of New TID	<u>\$ 1,458,500</u>	
Total Value Subject to Test	\$ 104,790,400	
Compliance ($\$104,790,400 < \$174,805,452$)		Meets Requirement

Section 9: Statement of Kind, Number and Location of Proposed Projects

The city expects to implement the following public project improvements. Any costs including eligible administrative costs necessary or convenient to the creation of the district or directly or indirectly related to the public works and other projects are considered "project costs" and eligible to be paid with tax increment revenues of the TID.

1. STREET/SIDEWALK/INFRASTRUCTURE IMPROVEMENTS

LOCATION: S. Hudson Avenue, S. Geneva Avenue, and S. Fulton Avenue

TOTAL: \$1,020,000

DESCRIPTION: The city has agreed to provide funding to cover the cost of the infrastructure needed to serve a proposed 24-lot subdivision for single-family homes. The cost of the utilities, street construction, and stormwater infrastructure is anticipated to be \$1,020,000.

City of Sturgeon Bay
TID #10 Project Plan & District Boundary

2. SOUTH DULUTH AVENUE STREET IMPROVEMENTS

LOCATION: S. Duluth Avenue from Highway 42-57 to the south city limits

TOTAL: \$335,000

DESCRIPTION: The city, with Door County as a partner, received a federal grant for the design and construction of S. Duluth Avenue into a full urbanized street. The work includes curb/gutter, sidewalk, resurfacing, and stormwater improvements. The grant will cover up to 80% of the cost, but the city needs to cover its share. The work is expected to take place in 2026.

3. OTHER STREET IMPROVEMENTS

LOCATION: Within and near the boundaries of the district

TOTAL: \$300,000

DESCRIPTION: This category includes resurfacing existing streets within the district and within a half-mile radius of the district along with potential sidewalk extensions. Funds could also be allocated to the planned southerly extension of S. Ashland Avenue in the western portion of the district.

4. PARK/TRAIL IMPROVEMENTS

LOCATION: Cherry Blossom Park and Ice Age Trail

TOTAL: \$100,000

DESCRIPTION: These funds are allocated to improve the recreational facilities at nearby Cherry Blossom Park, which serves as the neighborhood park for residents within the district. This category also includes potential improvements to the Ice Age Trail, which runs along the eastern border of the district.

5. ADMINISTRATIVE / ORGANIZATIONAL FEES

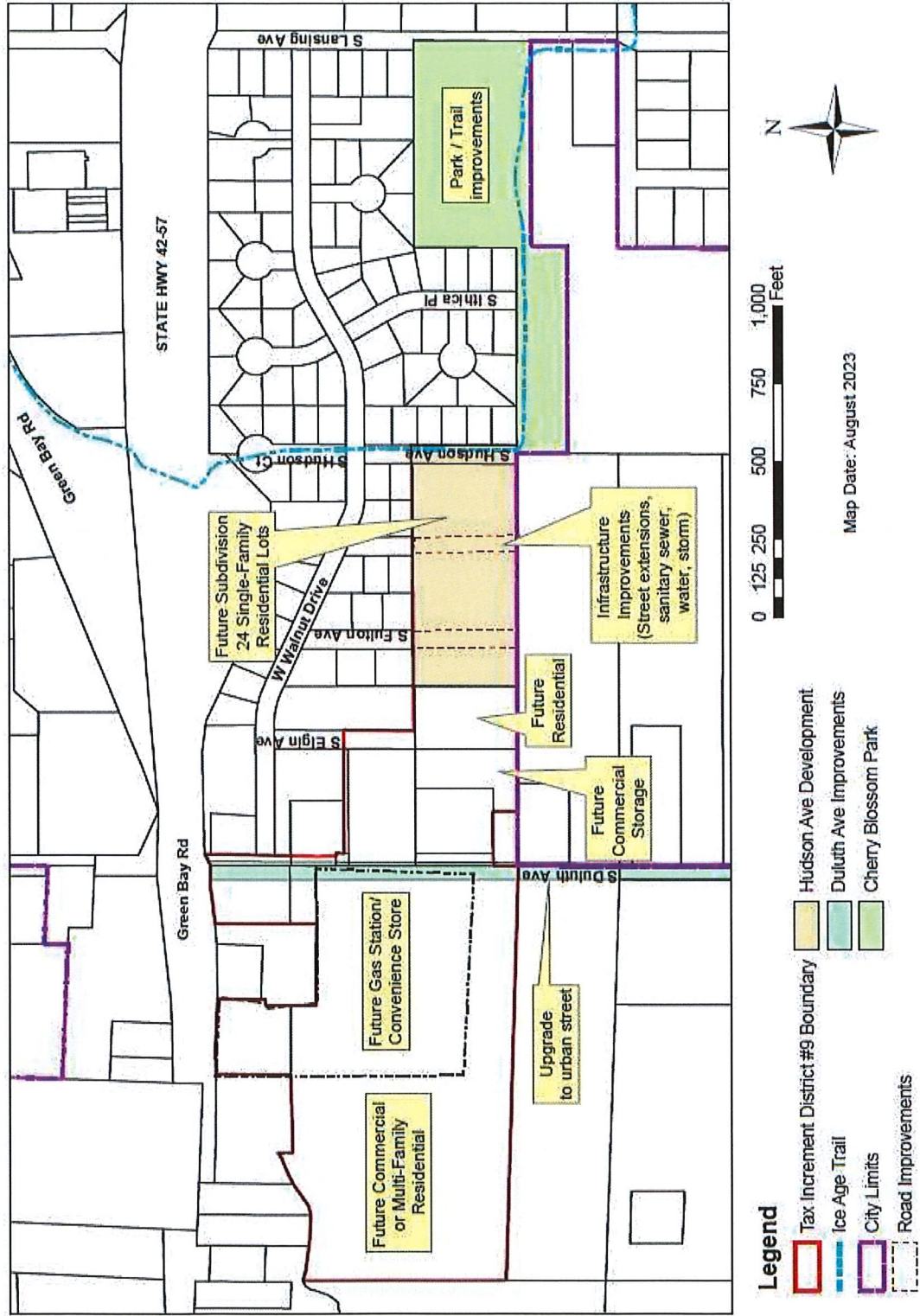
LOCATION: Entire TID

TOTAL: \$30,000

DESCRIPTION: Annual TID and city staff administration fees and professional fees for creation and organization, including legal fees.

Section 10: Maps Showing Proposed Improvements and Uses

Tax Increment District #10 Proposed Improvements and Uses



Section 11: Detailed List of Project Costs

1. STREET/SIDEWALK INFRASTRUCTURE IMPREVEMETNS	\$1,020,000
2. SOUTH DULUTH AVENUE STREET IMPROVEMENTS	\$335,000
3. OTHER STREET IMPROVEMENTS	\$300,000
4. PARK/TRAIL IMPROVEMENTS	\$100,000
5. ADMINSTRATIVE / ORGANIZATIONAL IMPROVEMENTS	\$30,000
ESTIMATED TOTAL	\$1,785,000

The project cost is based on current prices and preliminary estimates. The city reserves the right to increase this cost to reflect inflationary increases and other uncontrollable circumstances between the creation of the TID and the time of construction. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on the best information available. The city retains the right to delete or pursue future projects listed in the prior paragraph, and shown on the map, or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without amending the Plan.

The Plan authorizes the expenditure of funds for project costs within a 1/2-mile radius of the TID boundary.

Section 12: Economic Feasibility

The information and exhibits contained within this project plan demonstrate that the proposed TID is economically feasible insofar as:

- The city has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of "Method of Financing and Timing of When Costs are to be Incurred" follows.
- The development anticipated to occur because of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. This Plan identifies the following: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the TID, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available such as debt issuance will be sufficient to pay all Project Costs.

To evaluate the economic feasibility of TID #10 it is necessary to project the amount of tax revenue that can be reasonably generated over the legal life of the TID. Included in Exhibit A is a proforma analysis of TID #10. The proforma analyzes expenses based on project plan costs of TID #10 against projected TID revenue. Tax revenue is conservatively estimated. Cash received from future TID #10 tax increments will be used to fund project costs and implementation of this Plan will also require that the city issue a developer grant/loan to provide direct or indirect financing for the Projects to be undertaken. In 2043, the final year of revenue collection for the TID, it is projected to have repaid all expenditures and is left with a positive surplus balance.

Section 13: Method of Financing and Timing of When Costs are to be Incurred.

The city plans to fund project costs with cash received from future TID #10 tax increments and to issue a developer grant/loan to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the city may choose to utilize.

General Obligation (G.O.) Bonds or Notes (BAN, NAN, TAN)

The City may issue G.O. Bonds or Notes to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of G.O. and State Trust Fund Loan debt that a community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (including increment values).

City of Sturgeon Bay
TID #10 Project Plan & District Boundary

Community Development Authority Lease Revenue Bonds:

Pursuant to Section 66.1335 Wisconsin Statutes (i.e., the "Community Development Authority Law") the City may issue Community Development Authority Lease Revenue Bonds to finance projects included within this Plan. Lease Revenue Bonds are not general obligations of the City and therefore do not count against the City's borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the city may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Tax Increment Revenue Bonds

The City has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the City or as a Lease Revenue Bond by a Community Development Authority (CDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the city and therefore do not count against the cities borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the Village may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

The City can issue revenue bonds to be repaid from revenues of the sewer and/or water systems, including revenues paid by the city that represent service of the system to the city. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the city must demonstrate to bond underwriters its ability to repay revenue debt with the assigned rates. To the extent the city utilizes utility revenues other than tax increments to repay a portion of the bonds, the city must reduce the total eligible Project Costs in an equal amount.

Board of Commissioners of Public Lands State Trust Fund Loans

The City may issue State Trust Fund Loans to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of State Trust Fund Loan and GO debt that a community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (including increment values).

Bonds Issued to Developers ("Pay as You Go" Financing)

The City may issue a bond to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the

**City of Sturgeon Bay
TID #10 Project Plan & District Boundary**

developer under the bonds are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the City's obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds issued to developers in this fashion are not general obligations of the City and therefore do not count against the City's borrowing capacity.

Federal/State Loan and Grant Programs

The State and Federal governments often sponsor grant and loan programs that municipalities may potentially use to supplement TID expenditures or provide financing for capital costs which positively impact the district. These programs include Wisconsin Community Development Block Grants, Rural Development Administration Community Facility Loan/Grants, Transportation Economic Assistance Grants, and Economic Development Administration Grants. These programs require local match funding to ensure State and Federal participation in the project.

The actual amount of debt issuance will be determined by the city at its convenience and as dictated by the nature of the projects as they are implemented.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area, and appropriate inducements to encourage development of the area. The city anticipates making total project expenditures of approximately \$1,785,000 plus financing/interest costs to undertake the projects listed in this Project Plan. The Expenditure Period of this District is 15 years from the date of adoption of the Creation Resolution by the Common Council. The projects to be undertaken pursuant to this Project Plan are expected to be financed primarily with tax increments. The city reserves the right to alter the implementation of this Plan to accomplish this objective. Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.

Section 14: Annexed Property

There are no lands proposed for inclusion within the TID that were annexed by the city on or after January 1, 2004.

Section 15: Proposed Changes in Zoning Ordinances

There are two properties that are currently zoned Agricultural within TID # 10. It is expected that these properties will be rezoned to one of the Commercial or Residential districts at the time specific development is proposed on those properties. No other changes to the existing zoning district map or zoning ordinance are anticipated to impact this project plan. Any changes in zoning that may take place throughout the life of the TID will be consistent with the City's Comprehensive Plan – Future Land Use Map.

Section 16: Proposed Changes in Master Plan, Map, Building Codes, and Town Ordinances

The city does not anticipate that the TID will require any changes in the master plan, map, building codes, and city ordinances to implement this project plan. The proposed development and uses are consistent with the adopted Sturgeon Bay Comprehensive Plan.

Section 17: Relocation

The city does not anticipate the need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable state statutes as required in Wisconsin Statutes Chapter 32.

Section 18: Orderly Development of the City

The creation of the TID will enable the city to undertake projects in furtherance of the stated objectives of its Comprehensive Plan and other planning documents. To this extent, the creation of the TID promotes the orderly development of the city.

Section 19: A List of Estimated Non-Project Costs

Non-Project costs are public works projects that only partly benefit the TID or are not eligible to be paid with tax increment, or costs not eligible to be paid with Tax Incremental Financing funds. The city does not anticipate any non-project costs for the TID.

Section 20: City Attorney Opinion

Exhibit B contains a signed opinion from the city attorney advising whether the project plan amendment is complete and complies with Section 66.1105(4)(f) of the Wisconsin Statutes.

SECTION 21: EXHIBIT A CASH FLOW PROFORMA ANALYSIS

Preliminary

City of Sturgeon Bay
Tax Increment District No. 10
Cash Flow Proforma Analysis

Assumptions									
Annual Inflation During Life of TID									
2022 Gross Tax Rate (per \$1000 Equalized Value)									
Investment rate									
Data above dashed line are actual									
Background Data									
Year	TIF District Value	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
2023	\$1,438,500	\$0	\$0	\$5,421,000	\$20.09	\$0	\$0	\$0	\$0
2024	\$1,438,500	\$0	\$0	\$5,421,000	\$20.09	\$0	\$0	\$0	\$0
2025	\$1,438,500	\$0	\$0	\$5,421,000	\$20.09	\$0	\$0	\$0	\$0
2026	\$1,438,500	\$0	\$0	\$5,421,000	\$20.09	\$0	\$0	\$0	\$0
2027	\$1,438,500	\$0	\$0	\$5,421,000	\$20.09	\$0	\$0	\$0	\$0
2028	\$1,438,500	\$0	\$0	\$5,421,000	\$20.09	\$0	\$0	\$0	\$0
2029	\$1,438,500	\$0	\$0	\$5,421,000	\$20.09	\$0	\$0	\$0	\$0
2030	\$1,438,500	\$0	\$0	\$5,421,000	\$20.09	\$0	\$0	\$0	\$0
2031	\$1,438,500	\$0	\$0	\$5,421,000	\$20.09	\$0	\$0	\$0	\$0
2032	\$1,438,500	\$0	\$0	\$5,421,000	\$20.09	\$0	\$0	\$0	\$0
2033	\$1,438,500	\$0	\$0	\$5,421,000	\$20.09	\$0	\$0	\$0	\$0
2034	\$1,438,500	\$0	\$0	\$5,421,000	\$20.09	\$0	\$0	\$0	\$0
2035	\$1,438,500	\$0	\$0	\$5,421,000	\$20.09	\$0	\$0	\$0	\$0
2036	\$1,438,500	\$0	\$0	\$5,421,000	\$20.09	\$0	\$0	\$0	\$0
2037	\$1,438,500	\$0	\$0	\$5,421,000	\$20.09	\$0	\$0	\$0	\$0
2038	\$1,438,500	\$0	\$0	\$5,421,000	\$20.09	\$0	\$0	\$0	\$0
2039	\$1,438,500	\$0	\$0	\$5,421,000	\$20.09	\$0	\$0	\$0	\$0
2040	\$1,438,500	\$0	\$0	\$5,421,000	\$20.09	\$0	\$0	\$0	\$0
2041	\$1,438,500	\$0	\$0	\$5,421,000	\$20.09	\$0	\$0	\$0	\$0
2042	\$1,438,500	\$0	\$0	\$5,421,000	\$20.09	\$0	\$0	\$0	\$0
2043	\$1,438,500	\$0	\$0	\$5,421,000	\$20.09	\$0	\$0	\$0	\$0
2044	\$1,438,500	\$0	\$0	\$5,421,000	\$20.09	\$0	\$0	\$0	\$0
2045	\$1,438,500	\$0	\$0	\$5,421,000	\$20.09	\$0	\$0	\$0	\$0

Example New Issue									
State Trust Fund Loan									
Dated: December 1, 2023									
Example New Issue									
State Trust Fund Loan									
Dated: March 15, 2026									
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SECTION 22: ESTIMATED TAX INCREMENTS BY TAXING ENTITY

City of Sturgeon Bay - TID # 10						
Calculation of the Growth of Estimated Tax Increments by Taxing Entity						
Revenue	Projected Increment	County	City	School District	Technical College	
2023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2025	\$ 108,907.89	\$ 18,051	\$ 41,387	\$ 45,612	\$ 3,858	\$ 3,858
2026	\$ 148,284.29	\$ 24,578	\$ 56,351	\$ 62,103	\$ 5,253	\$ 5,253
2027	\$ 176,912.54	\$ 29,323	\$ 67,230	\$ 74,093	\$ 6,267	\$ 6,267
2028	\$ 205,540.79	\$ 34,068	\$ 78,109	\$ 86,083	\$ 7,281	\$ 7,281
2029	\$ 234,169.04	\$ 38,813	\$ 88,988	\$ 98,073	\$ 8,295	\$ 8,295
2030	\$ 236,802.84	\$ 39,250	\$ 89,989	\$ 99,176	\$ 8,388	\$ 8,388
2031	\$ 239,462.98	\$ 39,691	\$ 91,000	\$ 100,290	\$ 8,483	\$ 8,483
2032	\$ 242,149.71	\$ 40,136	\$ 92,021	\$ 101,415	\$ 8,578	\$ 8,578
2033	\$ 244,863.32	\$ 40,586	\$ 93,052	\$ 102,552	\$ 8,674	\$ 8,674
2034	\$ 247,604.06	\$ 41,040	\$ 94,094	\$ 103,699	\$ 8,771	\$ 8,771
2035	\$ 250,372.21	\$ 41,499	\$ 95,146	\$ 104,859	\$ 8,869	\$ 8,869
2036	\$ 253,168.04	\$ 41,962	\$ 96,208	\$ 106,030	\$ 8,968	\$ 8,968
2037	\$ 255,991.83	\$ 42,430	\$ 97,281	\$ 107,212	\$ 9,068	\$ 9,068
2038	\$ 258,843.86	\$ 42,903	\$ 98,365	\$ 108,407	\$ 9,169	\$ 9,169
2039	\$ 261,724.40	\$ 43,380	\$ 99,460	\$ 109,613	\$ 9,271	\$ 9,271
2040	\$ 264,633.76	\$ 43,863	\$ 100,565	\$ 110,832	\$ 9,374	\$ 9,374
2041	\$ 267,572.20	\$ 44,350	\$ 101,682	\$ 112,062	\$ 9,478	\$ 9,478
2042	\$ 270,540.03	\$ 44,842	\$ 102,810	\$ 113,305	\$ 9,584	\$ 9,584
2043	\$ 273,537.54	\$ 45,338	\$ 103,949	\$ 114,561	\$ 9,690	\$ 9,690
TOTALS	\$ 4,441,081	\$ 736,101	\$ 1,687,686	\$ 1,859,975	\$ 157,319	\$ 157,319

SECTION 22: EXHIBIT B CITY ATTORNEY OPINION

INSERT ATTORNEY OPINION

SECTION 23: EXHIBIT C TID # 8 BOUNDARY LEGAL DESCRIPTION

DESCRIPTION: Proposed TID#10 Boundary

A tract of land partly in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 13, Township 27 North, Range 25 East, and partly in the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 18, Township 27 North, Range 26 East, City of Sturgeon Bay, Door County, Wisconsin and described as follows.

Commencing at the Northeast corner of said Section 13, T27N, R25E, thence along the boundary of Certified Survey Map No. 3575 recorded in Document #853958 as follows; westerly along the southerly right-of-way line of S.T.H. '42-57' 73.34 feet, southwesterly along said right-of-way line along a 2038.18 foot radius curve to the right 114.67 feet, and southerly 325.88 feet to the southwest corner of Lot 2 of said CSM #3575, thence along the boundary of Certified Survey #1446 recorded in Document #625625 as follows; westerly 261.00 feet, northerly 162.25 feet, easterly 20.00 feet and northerly 150.06 feet to the northwest corner of Tract 1 of said CSM #1446 and the southerly right-of-way line of S.T.H. '42-57', thence westerly along said right-of-way line as follows; westerly 35.07 feet, westerly 157.57 feet, southerly 5 feet, and westerly 49.9 feet to the northeast corner of Lot 1 of Certified Survey #3208 recorded in Document #815005, thence along the boundary of said CSM #3208 as follows; southerly 239.67 feet, westerly 252.72 feet, northerly 46.52 feet, and southwesterly 112.11 feet to the southwest corner of said Lot 1 of CSM #3208, thence southwesterly 114 feet more or less, westerly 100 feet more or less, and northwesterly 100 feet more or less to the intersection with the westerly line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13, thence southerly along said westerly line of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ 655' more or less to the intersection with the north line of the south 10 acres of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, thence easterly 1333.00 feet along said north line of the south 10 acres to the intersection with the easterly line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, thence northerly along said easterly line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ 80 feet, thence easterly 175 feet, thence southerly 80 feet, thence easterly 200 feet to the southwest corner of Lot 1 of Certified Survey #2862 recorded in Document #780737, thence along the southerly line of said CSM #2862 916.11 feet to the southeast corner of Lot 2 of said CSM #2862 and the westerly right-of-way line of South Hudson Avenue, thence easterly 60 feet more or less to southwest corner of Lot 16, Block 3 of Parc du Chateau Subdivision No. 1 and the easterly right-of-way line of South Hudson Avenue, thence northerly along said easterly right-of-way line of South Hudson Avenue 332 feet more or less to the intersection with the northerly line of said CSM #2862 extended, thence westerly 60 feet more or less to the northeast corner of Lot 2 of said CSM #2862, thence westerly along the northerly line of said CSM #2862 860.52

City of Sturgeon Bay
TID #10 Project Plan & District Boundary

feet to the southwest corner of Lot 2 of South Hill Subdivision and the easterly right-of-way line of South Elgin Avenue, thence northerly along said easterly right-of-way line of South Elgin Avenue 243 feet more or less to the intersection with the southerly line of Lot 1 of South Hill Subdivision extended, thence westerly 60 feet more or less to the southeast corner of said Lot 1 of South Hill Subdivision, thence westerly along said south line of Lot 1 166.00 feet, thence westerly 169' feet, thence northerly 26 feet, thence westerly 7' feet to the easterly right-of-way line of C.T.H. "S", thence along said easterly right-of-way line of C.T.H. "S" as follows; northerly 150 feet more or less, and northerly 49.35 feet to the northwest corner of Lot 1 of said South Hill Subdivision and southerly right-of-way line of West Walnut Drive, thence northerly 60 feet more or less to the southwest corner of Lot 1 of Certified Survey #1596 recorded in Document #641341 and the northerly right-of-way line of West Walnut Drive, thence northerly along the easterly right-of-way line of C.T.H. "S" as follows; northerly 146.23 feet to the intersection with the northerly line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 18, T. 27 N., R. 26 E., easterly along said northerly line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ 2.22 feet, and northerly 21.22 feet to the northwest corner of said Lot 1 of CSM #1596 and the southerly right-of-way line of S.T.H. "42-57", thence southwesterly 40 feet more or less to the point of Commencement.

SECTION 24: DISCLAIMER TEXT

Robert W. Baird & Co. Incorporated is providing this information to you for discussion purposes. The materials do not contemplate or relate to a future issuance of municipal securities. Baird is not recommending that you take any action, and this information is not intended to be regarded as "advice" within the meaning of Section 15B of the Securities Exchange Act of 1934 or the rules thereunder.

**NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING
REGARDING THE PROPOSED PROJECT PLAN AND BOUNDARY
FOR TAX INCREMENTAL DISTRICT (TID) NO. 10
IN THE CITY OF STURGEON BAY, WISCONSIN**

NOTICE IS HEREBY GIVEN, that the City of Sturgeon Bay will hold an organizational Joint Review Board (JRB) meeting on August 24, 2023, at 1:00 p.m. in the Council Chambers, City Hall, 421 Michigan St., Sturgeon Bay, WI 54235. The purpose of this meeting is to organize a JRB to consider the proposed Project Plan for TID No. 10. The meeting is open to the public.

NOTICE IS HEREBY GIVEN, that the Plan Commission of the City of Sturgeon Bay will hold a public hearing on August 30, 2023, at 6:00 p.m., or shortly thereafter, in the Council Chambers, City Hall, 421 Michigan St., Sturgeon Bay, WI 54235, regarding the proposed Project Plan and Boundary for TID No. 10 in the City.

City of Sturgeon Bay TID No. 10 is being proposed for approximately 36 acres located along both sides of South Duluth Avenue south of Highway 42-57 and along South Hudson Avenue and the planned extensions of South Geneva, South Fulton, and South Elgin Avenues. The sites are within the city limits.

TID No. 10 will be classified as a "Mixed-Use District" based on the identification and classification of the property proposed to be included in the TID. Public improvements proposed within TID #10 include extending South Geneva and South Fulton Avenues along with sanitary sewer, water, and stormwater infrastructure. Improvements also include the planned conversion of South Duluth Avenue (County Highway S) into a full urban street with curb/gutter, sidewalks, and other improvements. Additional street improvements are planned within the TID boundaries or adjacent thereto, including the potential extension of South Ashland Avenue to serve the western portion of TID # 10.

Proposed public project improvements may include but are limited to developer incentives in the form of cash grants or TID loans, street and other infrastructure improvements, professional and organizational services, administrative costs, and finance costs.

The proposed costs include projects within the proposed boundary and within the ½ mile radius of the proposed boundary of the district.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed Project Plan. A copy of the TID No. 10 Project Plan and Boundary is available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting the Community Development Director, City Hall, 421 Michigan St, Sturgeon Bay, WI; Phone 920-746-6908. The Project Plan may also be viewed online via the city website at www.sturgeonbaywi.org.

Dated this 11th day of August 2023.

Martin Olejniczak
Community Development Director

Publication Dates: August 11, 2023, and August 18, 2023.

Stephanie Servia
Planner/Zoning Administrator
421 Michigan Street
Sturgeon Bay, WI 54235



Phone: 920-746-2907
Fax: 920-746-2905
E-mail: sservia@sturgeonbaywi.gov
Website: www.sturgeonbaywi.org

MEMO

To: Sturgeon Bay Plan Commission

SA

M.O.

From: Stephanie Servia, Planner/ Zoning Administrator & Marty Olejniczak, Community Development Director

Date: Friday August 25th, 2023

Subject: Preliminary/ Final PUD for Estes Investments, LLC

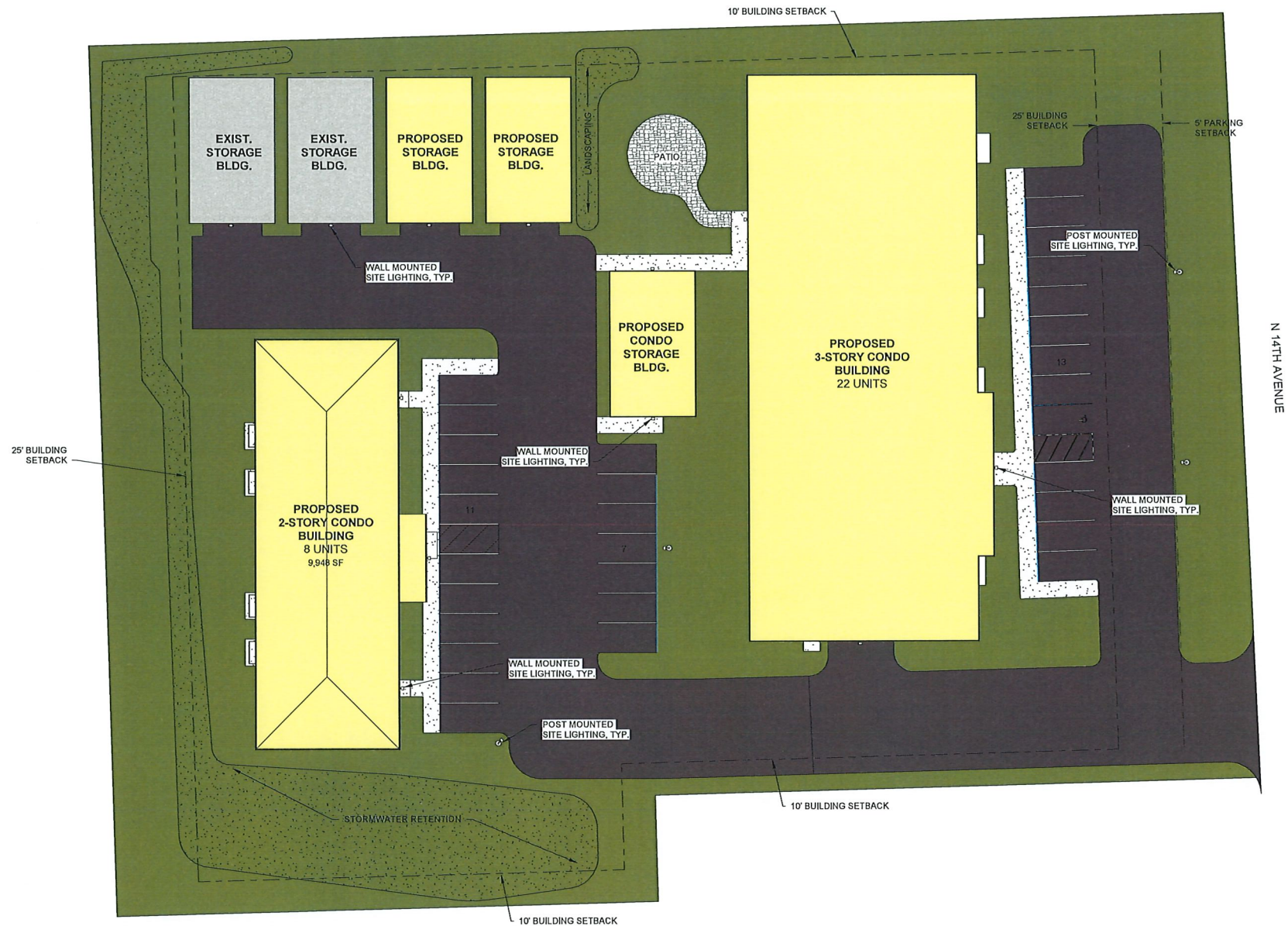
On August 16th, 2023, a presentation and public hearing for the proposed Planned Unit Development was held before the Commission. No decision was made at that time due to two Plan Commission members being excused, as well as concerns from the neighbors. Below is a summary of the concerns raised during the public hearing and other issues pertaining to the proposed PUD that should be considered.

1. **Parking:** There was a concern regarding the adequacy of the parking for residents. Under parking, the original staff report states that there must be 2 parking spaces per dwelling unit. This is incorrect, the correct parking allotment is 1.5 spaces per one-bedroom dwelling and 1.75 spaces per two-bedroom dwelling. For the 22-unit building with 17 one-bedroom dwellings and 5 two-bedroom dwellings the required parking is 34.25 (rounded down to 34). For the 8-unit building with 4 one-bedroom dwellings and 4 two-bedroom dwellings the required parking is 13 spaces. The total parking required is 47 spaces. The plans show 53 parking spaces which exceeds the required minimum.
2. **Landscaping along north and west sides:** The neighbors have concerns regarding landscaping for this project. Past approved landscaping plans showed trees along the north side of the property between the storage buildings and the lot line. Due to the grade of the property and how the retention wall was built, there doesn't appear to be enough room for trees to be planted within the subject property behind the first two storage buildings. The grade differential is less behind the two not yet built storage buildings so putting trees behind them is likely possible. The other landscaping concern was cited in the letter from Recupero et al regarding the fact that the screening between the storage buildings driveway and the west property line was not installed. It is noted that the screening is still planned to happen, the site is still under construction and the landscaping will be required prior to final occupancy being granted.
3. **Other landscaping issues.** The Commission at the last meeting decided they would like to see a better landscape plan. A new plan was submitted and it addresses some of the issues of staff, the Commission, and the neighbors. In particular, it provides additional landscaping/screening along the north property line and along the south side of the entrance driveway.
4. **Residential density:** The neighboring properties also expressed concern over increasing the residential density under the proposed PUD. As stated in the original staff report the applicant is requesting approval of 30 units whereas 25 units is the maximum under the current zoning classifications. Since 21 of the 30 proposed units are one-

bedroom units, the population density and traffic generated will be similar to a multiple-family residential development with fewer, but larger units. Staff does not have any concerns over the density, but if the Commission feels there is too much development at the site, it could consider requiring the applicant to eliminate one of the storage buildings rather than reduce the residential density, provided that doesn't negate the financial viability of the overall project.

5. **Short term rentals.** The applicant indicated that it is not their intent to use the units for tourist rooming houses (aka short-term rentals). The Plan Commission can request that restriction be part of the rules of the condominium declaration but cannot outright prohibit such use under the PUD ordinance.
6. **Recreational amenity.** The Commission requested that a recreational amenity/gathering space be included in the site plan. The revised site plan has gathering space shown with landscaping. This is a reasonable location. Consideration should be given to included grill(s) for barbequing since grilling on the individual balconies is not allowed.
7. **Condominium storage building.** The storage building for the condo owners is situated close to the 22-unit building (about 11 feet apart) and at about 13 feet high could be a concern for the two balconies that would overlook it. While it would be nice to shift this building, its location is dictated in part by an area of contaminated soils that needs to be encapsulated.
8. **Lighting.** The new plan submitted identifies the location of the exterior lighting. No concerns have been identified by staff.

REVISED



SITE PLAN - PROPOSED
1"/C1.0 SCALE = 1" = 20'-0"



ZONING APPROVAL REQUIRED
3,500 SF PARCEL AREA REQUIRED PER DWELLING UNIT
1.866 ACRES = 81,283 SF/3,500 = 24 UNITS
PROPOSED 30 UNITS TOTAL

REQUIRED PARKING
(21) 1-BEDROOM UNITS X 1.5/UNIT = 32 PARKING STALLS
(9) 2-BEDROOM UNITS X 1.75/UNIT = 16 PARKING STALLS
TOTAL PARKING STALLS 48 PARKING STALLS

PARKING TABULATION
22 GARAGE PARKING STALLS (2 ADA)
31 EXTERIOR PARKING STALLS (2 ADA)
53 TOTAL PARKING STALLS

REQUIRED ACCESSIBLE UNITS
2 ADA UNITS WITH ROLL-IN SHOWER REQUIRED - BOTH
PROVIDED IN 22 UNIT BUILDING: (1) 1-BEDROOM ADA UNIT, (1)
2-BEDROOM UNIT.

PROPOSED BUILDING FOR:

23-3182

CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION
THIS BOX MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO
COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER
SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED
DECEMBER 1991 AND KNOWN AS ARCHITECTURAL WORKS
COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION
INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL
AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND
ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION,
UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING
REPRESENTED, OR LEGALLY RESULT IN THE CESSATION OF
CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY
COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 23-3182

PROJECT
EXECUTIVE: DAVE PHILLIPS

DRAWN BY: CMP

DATE: 08/24/2022

REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

- ☒ PRELIMINARY
☐ BID SET
☐ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

SITE PLAN

C1.0

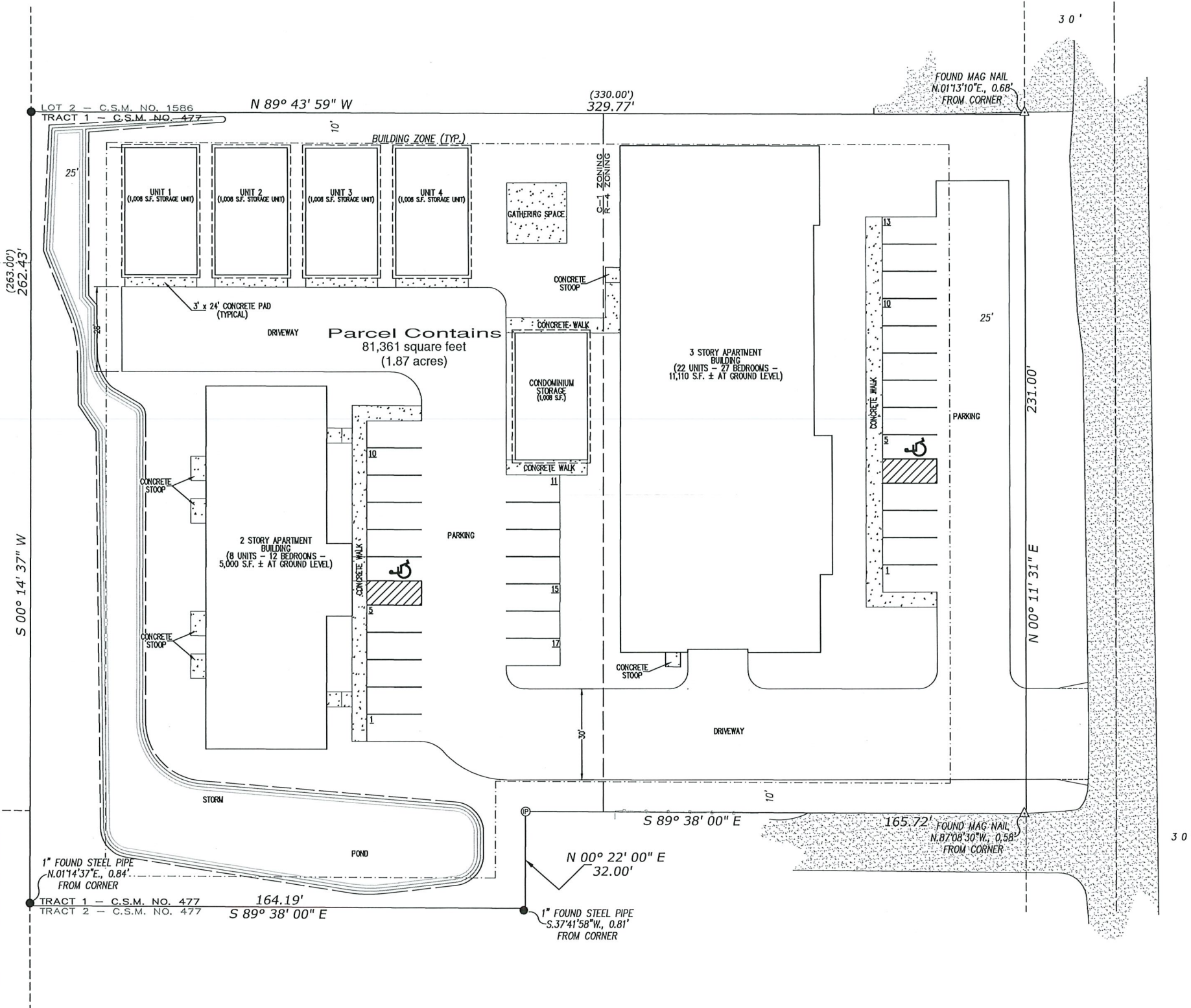
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC IMMEDIATELY. NO REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

Plot Date: 08/24/2023 - 12:31pm
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Xref(s): 193805738-003

LOT 4 - C.S.M. NO. 1478

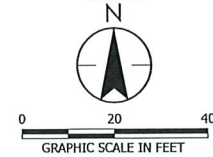
UNPLATTED

LOT 1 - C.S.M. NO. 2688



REVISED

BEING:
TRACT 1 OF C.S.M. NUMBER 477,
RECORDED AT VOLUME 2, PAGE 379 OF CERTIFIED SURVEY MAPS
AS DOCUMENT NUMBER 545047
LOCATED IN:
THE WEST 1/2 OF THE SE 1/4 OF SECTION 32,
TOWNSHIP 28 NORTH, RANGE 26 EAST,
CITY OF STURGEON BAY,
DOOR COUNTY,
WISCONSIN



SITE STATISTICS

AREA OF PARCEL	=	81,361 S.F.
AREA OF EXISTING IMPERVIOUS SURFACE	=	48,711 S.F.
PER CENT IMPERVIOUS	=	59.9%
AREA OF PARCEL	=	81,361 S.F.
AREA OF PROPOSED IMPERVIOUS SURFACE	=	48,084 S.F.
PER CENT IMPERVIOUS	=	58.1%
AREA OF PARCEL	=	1.87 ACRES
NUMBER OF PROPOSED BEDROOMS	=	39
PROPOSED DENSITY	=	20.86 BEDROOMS/ACRE

ESTES STORAGE CONDOMINIUM
FINAL PLANNED UNIT DEVELOPMENT SITE PLAN

ESTES INVESTMENTS, LLP
1361 N. 14TH AVE
Sturgeon Bay, WI 54235



312 N. 5th Avenue
Sturgeon Bay, WI 54235
www.stantec.com

DATE OF ISSUANCE
8/24/2023

NO. REVISION DATE

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED

PROJ. NO. 193805738

SHEET NUMBER
1 of 2

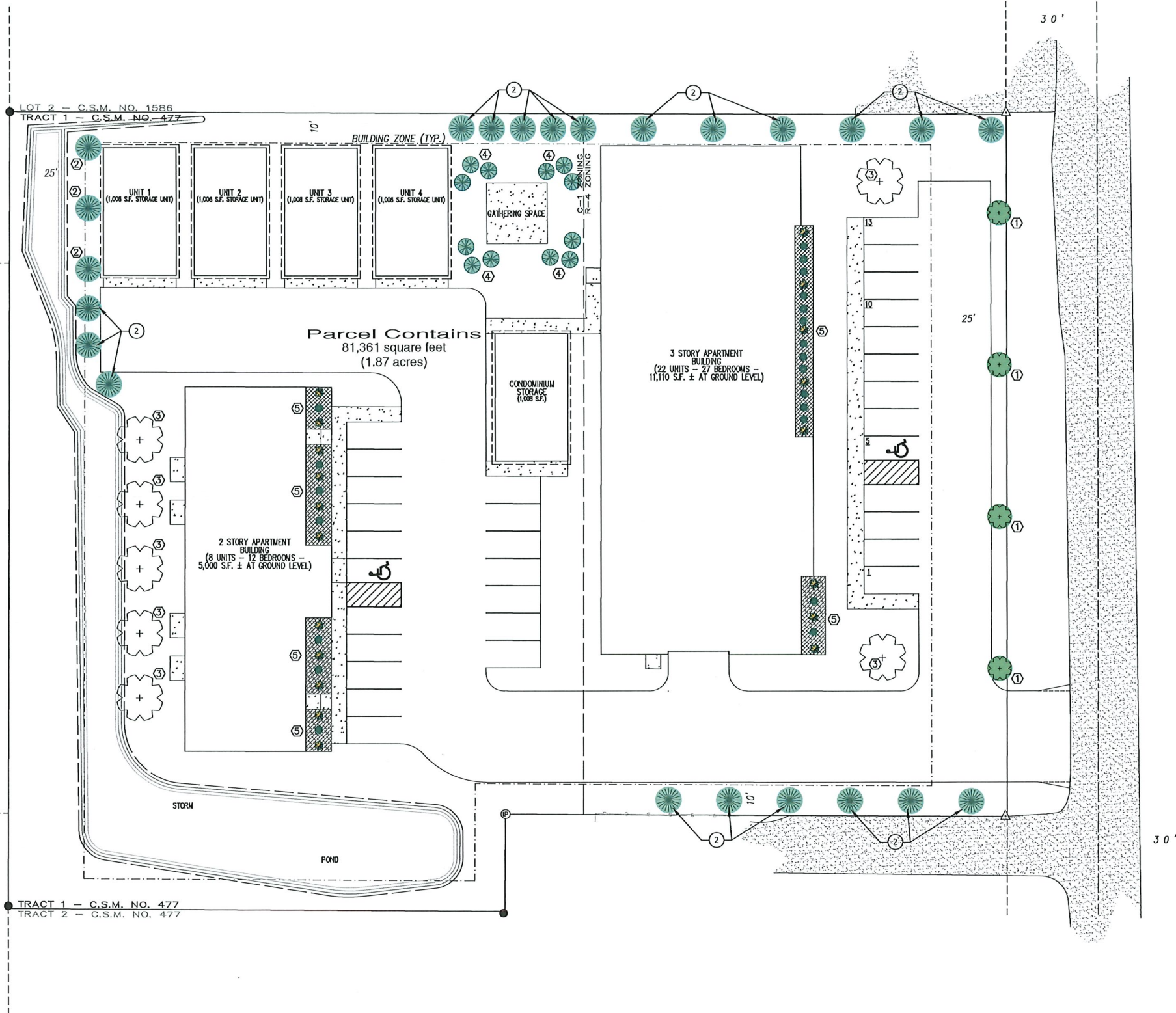
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. STANTEC SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS OF THE CONTRACTOR OR FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC'S FORFEITURE.

Plot Date: 08/24/2023 - 12:31pm
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LOT 4 - C.S.M. NO. 1476

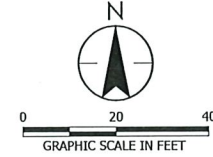
UNPLATTED

LOT 1 - C.S.M. NO. 2688



REVISED

BEING:
TRACT 1 OF C.S.M. NUMBER 477,
RECORDED AT VOLUME 2, PAGE 379 OF CERTIFIED SURVEY MAPS
AS DOCUMENT NUMBER 545047
LOCATED IN:
THE WEST 1/2 OF THE SE 1/4 OF SECTION 32,
TOWNSHIP 28 NORTH, RANGE 26 EAST,
CITY OF STURGEON BAY,
DOOR COUNTY,
WISCONSIN



- 1 Place Street Tree here.
- 2 Place Arbor Vitae here.
- 3 Place new Autumn Maple here.
- 4 Place three (3) new Blue Spruce here.
- 5 Landscape bed with a variety of the following:
 - Miss Kim Lilac
 - Wine and Rose Weigela
 - Stone Burning Bush
 - Sea Green Juniper
 - Diablo Ninebark
 - Daylily
 - Knockout Rose
 - Japanese Yew

All of the above to be placed owner's discretion to maintain compliance with City of Sturgeon Bay Code.

All landscape beds to be either landscape stone or mulch over weed barrier (unless otherwise noted).

ESTES STORAGE CONDOMINIUM
FINAL PLANNED UNIT DEVELOPMENT LANDSCAPE PLAN

ESTES INVESTMENTS, LLP
1361 N. 14TH AVE.
STURGEON BAY, WI 54235

DATE OF ISSUANCE
8/24/2023

NO. REVISION DATE

SURVEY
DRAWN
DESIGNED
CHECKED
APPROVED

PROJ. NO. 193805738

SHEET NUMBER
2 of 2

Stantec

312 N. 5th Avenue
Sturgeon Bay, WI 54235
www.stantec.com



P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

23-3323

CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT
 THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO
 COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER
 17 U.S.C. 102 OF THE COPYRIGHT ACT, 17 U.S.O. AS AMENDED
 DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS
 COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION
 INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL
 AS THE MEANING AND COMPOSITION OF SPACES AND
 ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION,
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 REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF
 CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY
 COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: *

PROJECT EXECUTIVE: DAVE PHILLIPS
(262) 308-2580

DRAWN BY: DPO

DATE: 8-23-2023

REVISIONS:

ISSUED FOR: CHECKED DATE
 BY:

☒ PRELIMINARY
☐ BID SET
☐ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

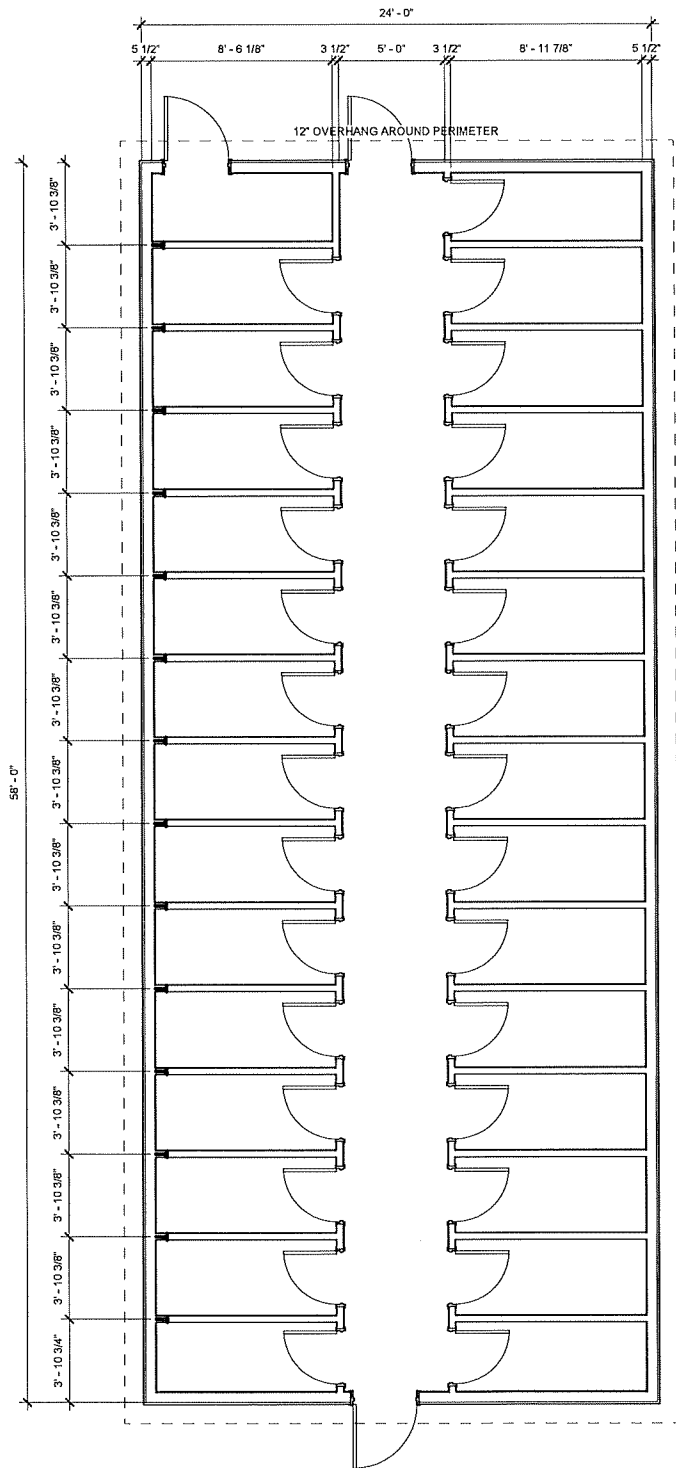
FLOOR PLAN - PROPOSED

FLOOR PLAN - PROPOSED

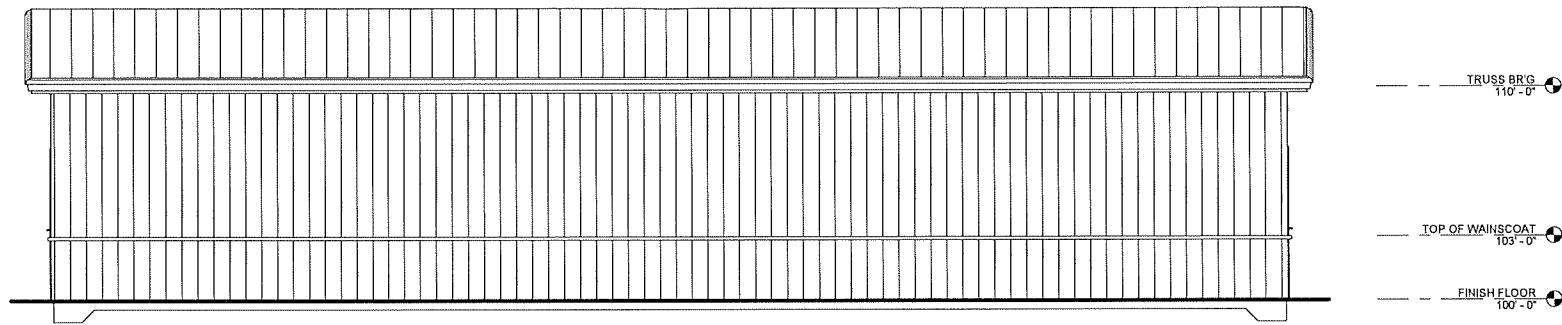
1/A1.0 SCALE = 1/4" = 1'-0"



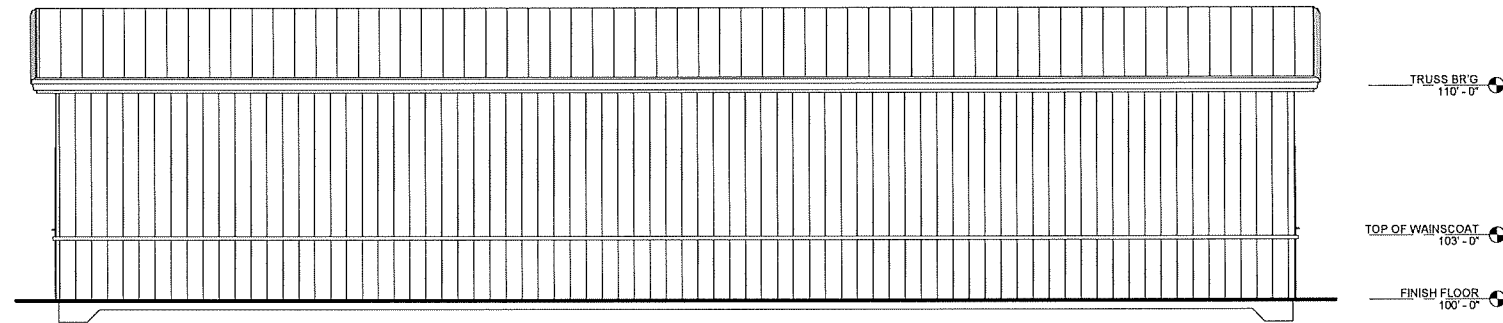
A1.0



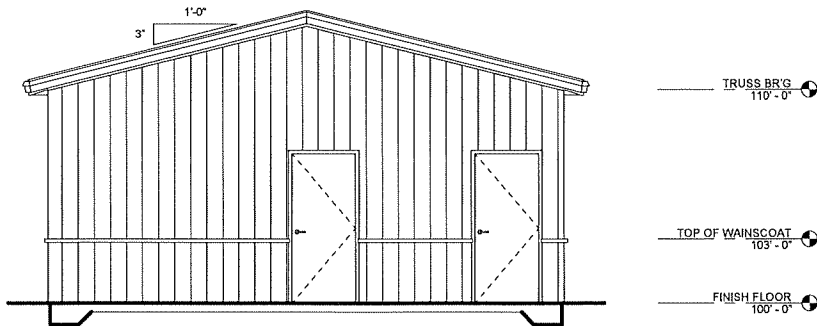
PLAN NOTES:
1) ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD (U.N.O.)



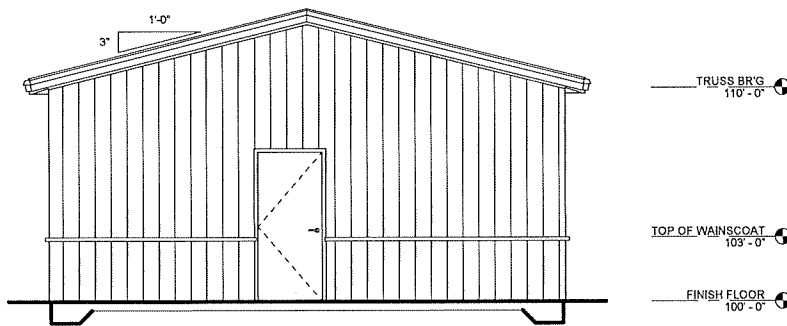
BUILDING ELEVATION - EAST
1 /A2.0 SCALE = 1/4" = 1'-0"



BUILDING ELEVATION - WEST
2 /A2.0 SCALE = 1/4" = 1'-0"



BUILDING ELEVATION - NORTH
3 /A2.0 SCALE = 1/4" = 1'-0"



BUILDING ELEVATION - SOUTH
4 /A2.0 SCALE = 1/4" = 1'-0"

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION
LPS-1	LOCATION: HORIZ. EXTERIOR SIDING MATERIAL: 6" LP SMART SIDING SUPPLIER: LP SMARTSIDE COLOR: VERIFY COMMENTS:
CS-1	LOCATION: CEDAR SHAKES SIDING MATERIAL: 8" CEDAR SHAKE SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MT-1	LOCATION: FASCIA TRIMS & SOFFITS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MT-2	LOCATION: RAKE, GUTTERS & TRIMS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
SV-1	LOCATION: STONE VENEER MATERIAL: NATURAL CUT STONE SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
RS-1	LOCATION: ROOF SHINGLES MATERIAL: ASPHALT SHINGLE SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MB-1	LOCATION: WALL PANEL MATERIAL: 26GA SEMI-CONCEALED SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MR-1	LOCATION: ROOF PANEL MATERIAL: 24GA SSR SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:



BAYLAND BUILDINGS

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DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

23-3323

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COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: *

PROJECT EXECUTIVE: DAVE PHILLIPS
(262) 308-2580

DRAWN BY: DPO

DATE: 8-23-2023

REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

- ☒ PRELIMINARY
☐ BID SET
☐ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

ELEVATION - EXTERIOR

A2.0

Estes Apartments & Storage
CIVIL CONSTRUCTION PLAN SET

SITE DATA

OWNER: ESTES INVESTMENTS, LLP
4604 BECHTEL RD
STURGEON BAY, WI 54235

SITE ADDRESS: 1361 N. 14TH AVE
STURGEON BAY, WI 54235

PARCEL NUMBER: 281-70-32001410C
PARCEL SIZE: 81,360 SF (1.87 ACRES)

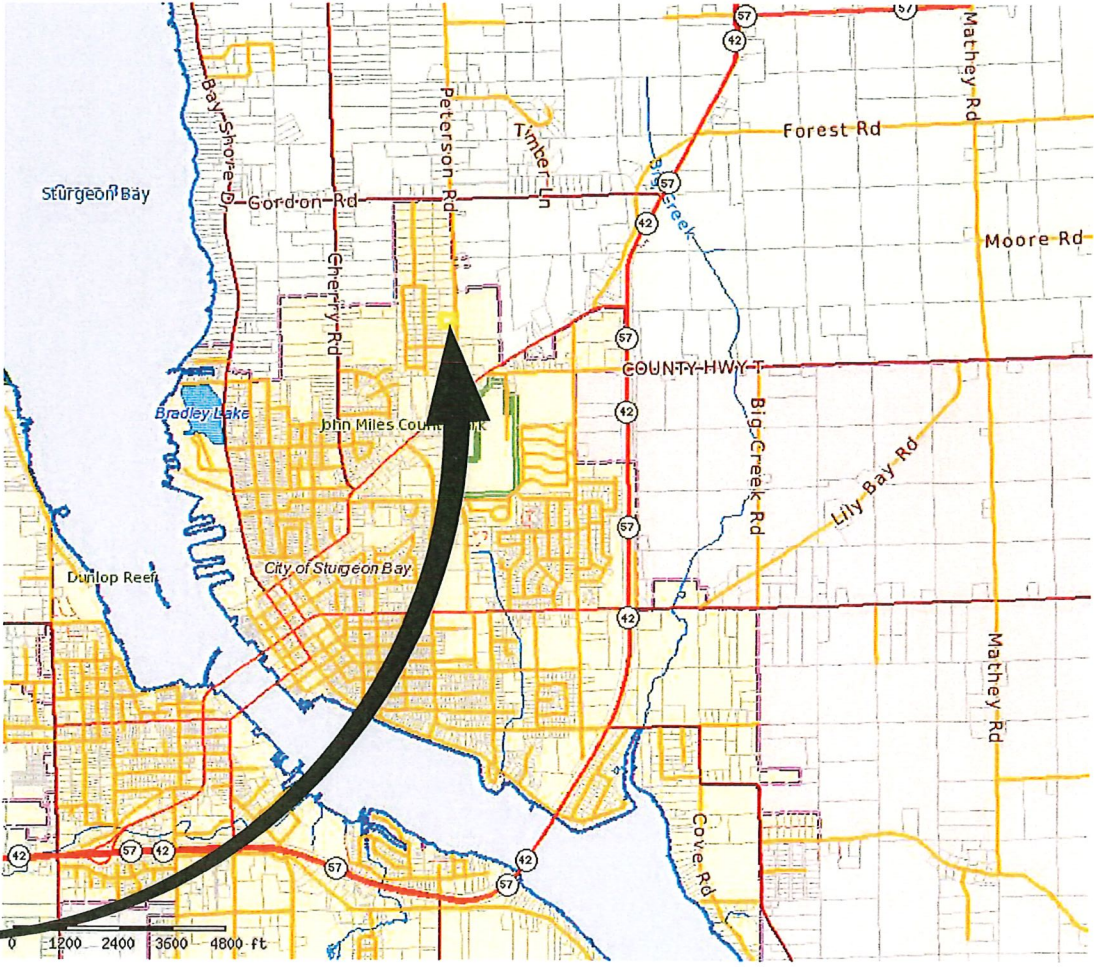
LEGAL DESCRIPTION: TRACT ONE OF CSM #477, V.2, PG.379
IN THE NW ¼ OF THE SE ¼ OF SECTION 32, T28N, R26E
CITY OF STURGEON BAY, DOOR COUNTY, WISCONSIN

EXISTING SITE:

GREEN SPACE: 32,649 (40.13%)
IMPERVIOUS AREA: 48,711 SF (59.87%)
BUILDING: 7,568 SF
PAVEMENT: 41,143 SF

PROPOSED SITE:

GREEN SPACE: 33,676 (41.39%)
IMPERVIOUS AREA: 47,684 SF (58.61%)
BUILDING: 23,428 SF
PAVEMENT: 24,256 SF
TOTAL DISTURBED AREA: 81,360 SF (1.87 ACRES)



INDEX OF SHEETS

C000	1	COVER SHEET
C100	2	EXISTING CONDITIONS AND DEMOLITION PLAN
C101	3	SITE PLAN
C102	4	GRADING & EROSION CONTROL PLAN
C200	5	UTILITY PLAN
C201	6	UTILITY PLAN - SANITARY SEWER
C202	7	UTILITY PLAN - WATER SERVICE
C300	8	CONSTRUCTION DETAILS
C301	9	CONSTRUCTION DETAILS
C302	10	CONSTRUCTION DETAILS



COVER & INDEX SHEET

N. 14TH AVE. APARTMENTS & STORAGE
ESTES INVESTMENTS, LLP
CITY OF STURGEON BAY, DOOR COUNTY, WISCONSIN

DATE OF ISSUANCE

November 15, 2022

NO. REVISION DATE

1 1/13/22

2 7/24/23

SURVEY

DRAWN RMB

DESIGNED P.J.H.

CHECKED P.J.H.

APPROVED

PROJ. NO. 193305738

SHEET NUMBER

C000

CONTACT DIGGERS HOT LINE

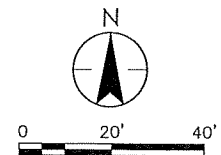
DIGGERS HOTLINE

Dial **811** or (800) 242-8511

www.DiggersHotline.com

PRIOR TO THE START OF CONSTRUCTION

Plot Date: 07/24/2023 - 2:51pm
Drawing Name: C:\Users\tsckowal2\AppData\Local\Temp\AcPublish_4112\193605736-DES.dwg
Xref: 24765-SP01, TB-3422-MEQ, 193605736-LAYOUT

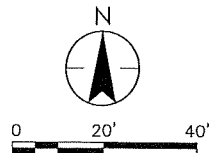


1. SAW CUT EXISTING ASPHALT, AS SHOWN & NOTED
2. DEMOLISH AND REMOVE ALL EXISTING IMPROVEMENTS,
INCLUDING BUT NOT LIMITED TO, (UNLESS NOTED
OTHERWISE):
 - 2.1. BUILDINGS
 - 2.2. ASPHALT
 - 2.3. CONCRETE
 - 2.4. OVERHEAD AND UNDERGROUND UTILITIES

DATE OF ISSUANCE		
November 15, 2022		
NO	REVISION	DATE
1		1/13/22
2		7/24/23
SURVEY		
DRAWN		RMB
DESIGNED		PJH
CHECKED		PJH
APPROVED		
PROJ. NO.		193905738
SHEET NUMBER		
C100		



Plot Date: 07/24/2023 - 2:51 pm
Drawing name: C:\Users\fborkovalz\AppData\Local\Camp\AcPublish_4112\193805738-DES.dwg
Xrefs: 24765-SP01, TB-34x22-MEQ, 193805738-LAYOUT



1. SEE ARCHITECTURALS FOR STORAGE AND APARTMENT BUILDING DETAILS
2. PARKING STALLS ARE 18' x 9' (TYP), UNLESS NOTED OTHERWISE

1. CONCRETE APRON. SEE DETAIL D, SHEET C301.
2. CONCRETE SIDEWALK, FLUSH. SEE DETAIL C, SHEET C301.
TYPICAL FOR SIDEWALK, UNLESS NOTED OTHERWISE. 5'
WIDE, UNO.
3. CONCRETE SIDEWALK, WITH THICKENED EDGE. SEE DETAIL B,
SHEET C301. 5' WIDE, UNO.
4. ASPHALT. SEE DETAIL A, SHEET C301

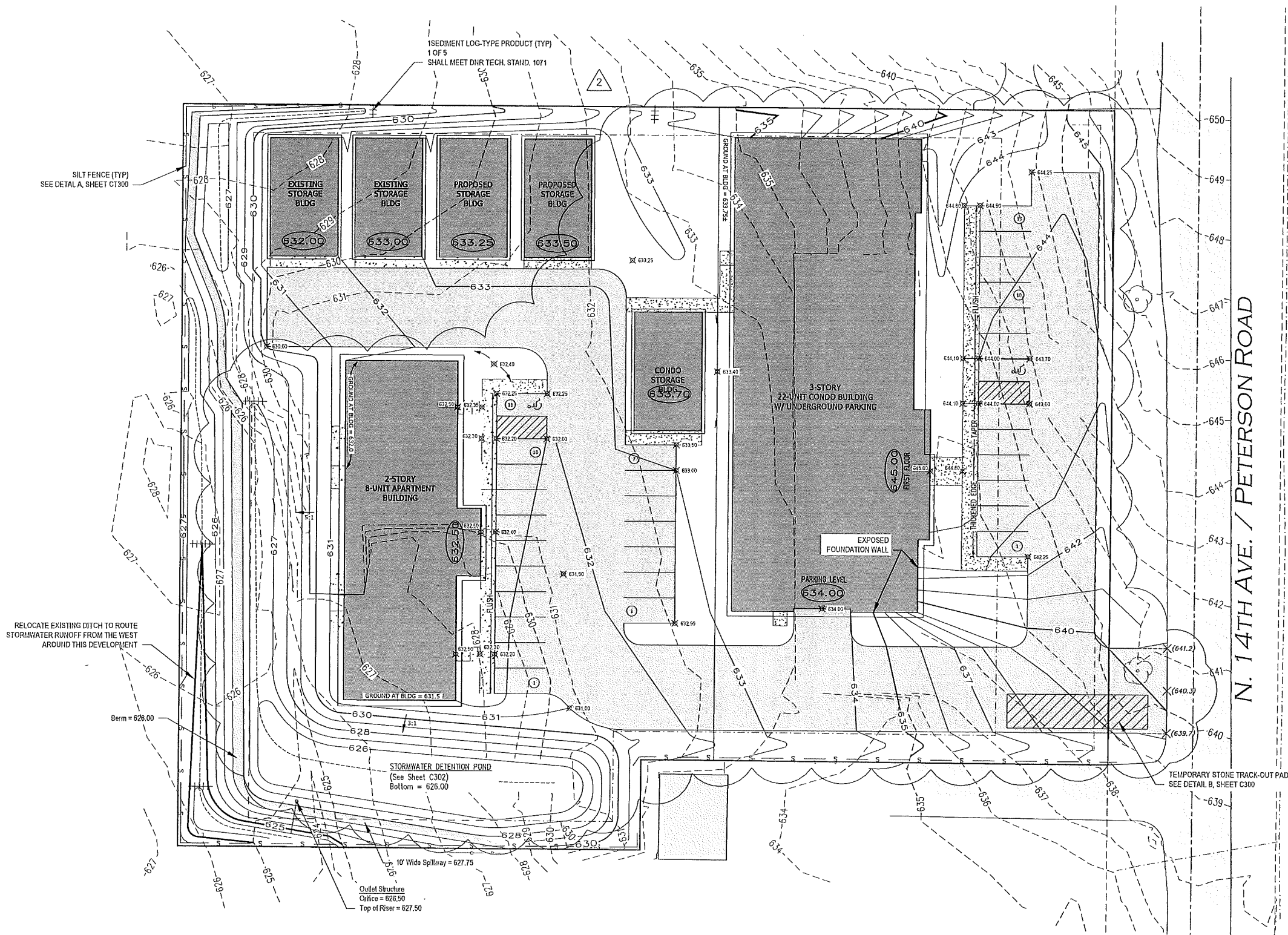
Stantec
312 N. 5th Avenue
Milwaukee, WI 53235
www.stantec.com

N. 14TH AVE. APARTMENTS & STORAGE
ESTES INVESTMENTS, LLP
CITY OF STURGEON BAY, DOOR COUNTY, WISCONSIN

DATE OF ISSUANCE	
November 15, 2022	
NO	REVISION DATE
1	1/13/22
2	7/24/23
SURVEY	
DRAWN	RMB
DESIGNED	P.JH
CHECKED	P.JH
APPROVED	
PROJ. NO.	193605738
SHEET NUMBER	
C101	

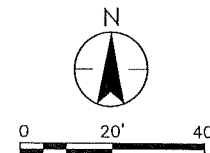
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

Plot Date: 07/11/2023, 2:51 PM
Drawing Name: C:\Users\jbaron\OneDrive\Temp\A\p\usdr_41121\193805738.dwg
Xref(s): 217455.dwg, 193805738.dwg, 193805738.dwg



NOTES

- SEE SHEET C300 FOR EROSION CONTROL NOTES AND DETAILS.
- INSTALL EROSION CONTROL MATTING ON ALL SLOPES GREATER THAN 3H:1V AFTER FINAL GRADING AND TOPSOIL.
- TEMPORARY TOPSOIL STOCKPILE CAN BE RELOCATED SO LONG AS SILT FENCE SURROUNDS LOW END.



GRADING & EROSION CONTROL PLAN

N. 14TH AVE. APARTMENTS & STORAGE
ESTES INVESTMENTS, LLP
CITY OF STURGEON BAY, DOOR COUNTY, WISCONSIN

DATE OF ISSUANCE

November 15, 2022

NO. REVISION DATE

1 1/13/22

2 7/24/23

SURVEY

DRAWN RMB

DESIGNED PJH

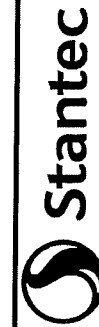
CHECKED PJH

APPROVED

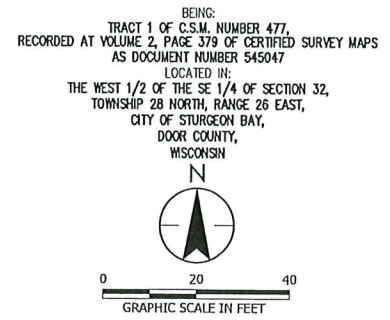
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SHEET NUMBER

C102



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Drawing name: U:\193805739\ACAD\2476S-CONDOA1.dwg
Xref:



- For compliance with City of Burlington Bay Code.
- All landscape beds to be either landscape stone or mulch over weed barrier (unless otherwise noted).
- OLD PLAN

N. 14th Ave. - Peterson Road





BAYLAND BUILDINGS

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DESIGN & BUILD GENERAL CONTRACTOR

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION
LPS-1	LOCATION: HORIZ. EXTERIOR SIDING MATERIAL: 6" LP SMART SIDING SUPPLIER: LP SMARTSIDE COLOR: VERIFY COMMENTS:
LPS-2	LOCATION: VERT. EXTERIOR SIDING MATERIAL: 9" LP SMART SIDING SUPPLIER: LP SMARTSIDE COLOR: VERIFY COMMENTS:
MT-1	LOCATION: FASCIA TRIMS & SOFFITS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
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RS-1	LOCATION: ROOF SHINGLES MATERIAL: ASPHALT SHINGLE SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MR-1	LOCATION: ROOF PANEL MATERIAL: 26GA SSR SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:

PROPOSED BUILDING FOR:

21-2336

CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

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COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 21-2336

PROJECT
EXECUTIVE: DAVE PHILLIPS

DRAWN BY: CMP/JRG/AGJ

DATE: 07/06/2023

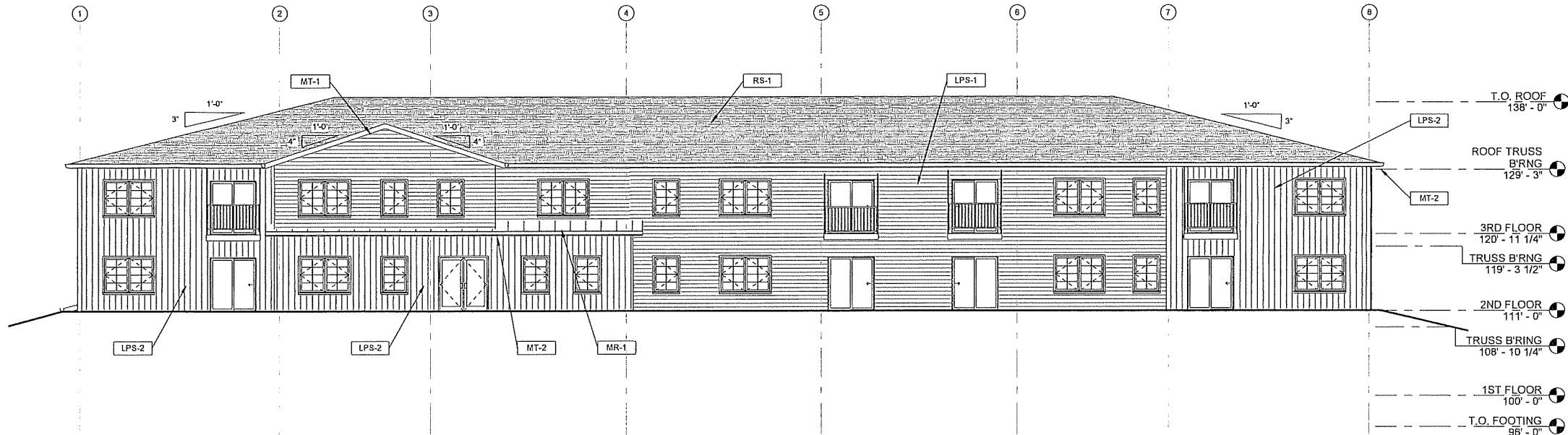
REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

- ☐ PRELIMINARY
☒ BID SET
☐ DESIGN REVIEW
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☐ CONSTRUCTION

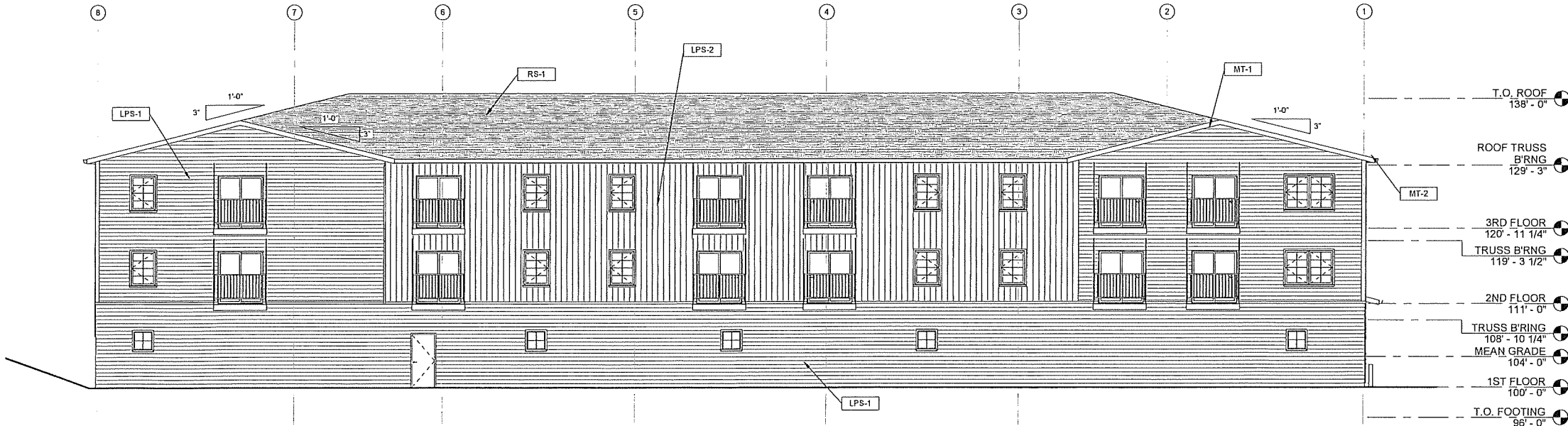
EXTERIOR ELEVATIONS

A2.0



BUILDING ELEVATION - EAST

1 / A2.0 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - WEST

2 / A2.0 SCALE = 1/8" = 1'-0"



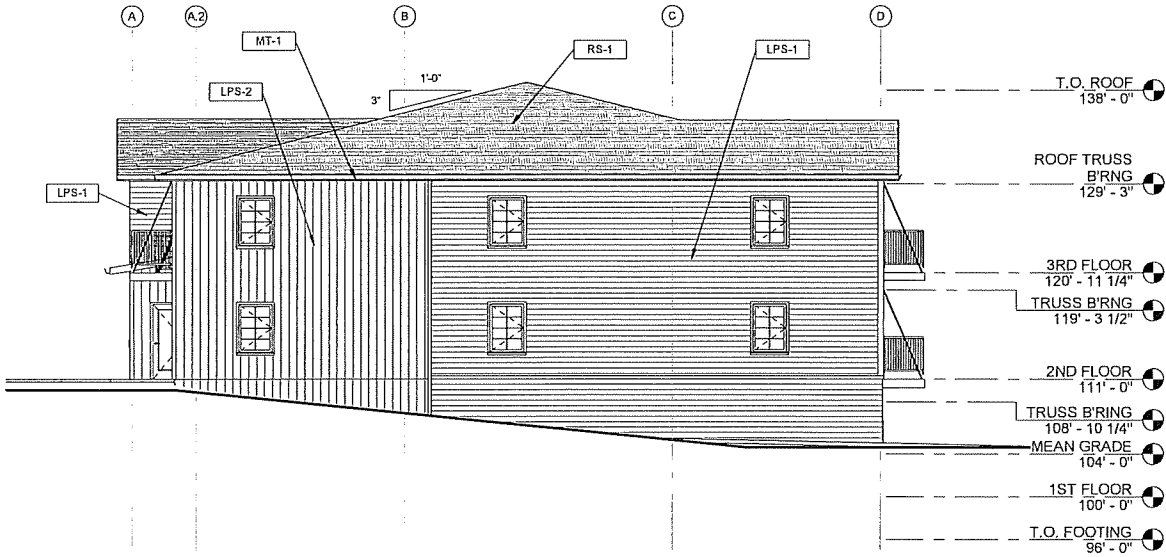
BAYLAND BUILDINGS

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DESIGN & BUILD GENERAL CONTRACTOR

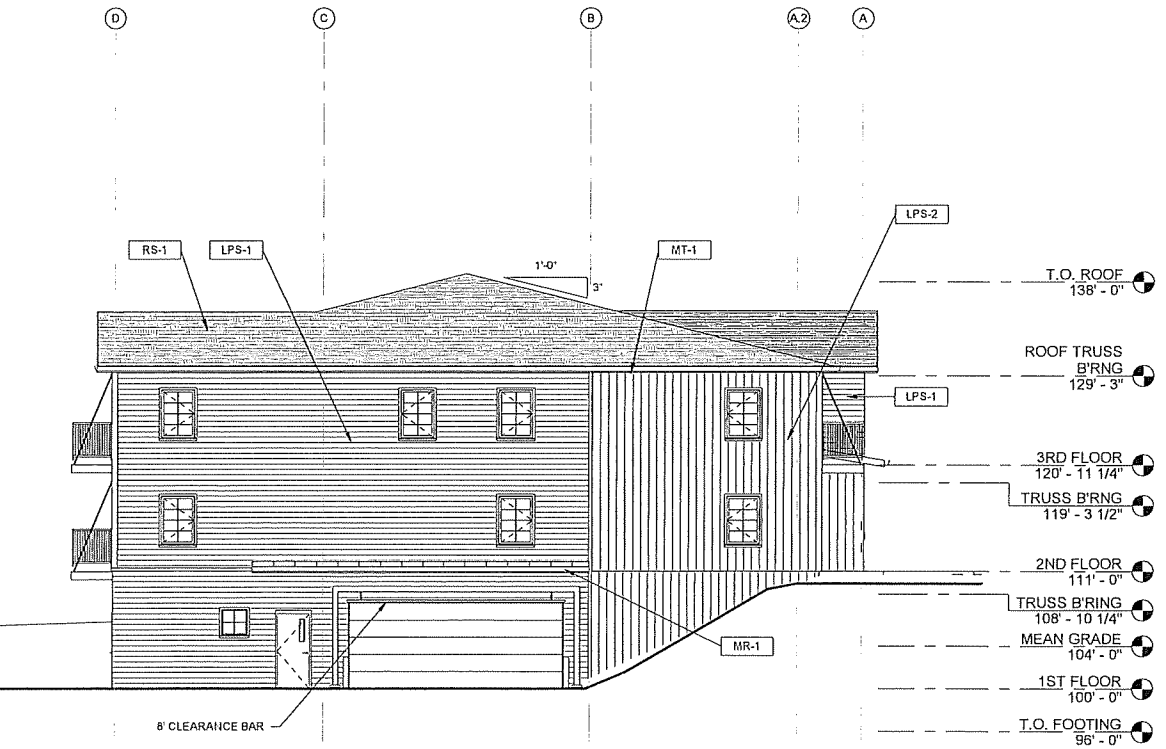
EXTERIOR FINISH LEGEND

MARK	DESCRIPTION
LPS-1	LOCATION: HORIZ. EXTERIOR SIDING MATERIAL: 6" LP SMART SIDING SUPPLIER: LP SMARTSIDE COLOR: VERIFY COMMENTS:
LPS-2	LOCATION: VERT. EXTERIOR SIDING MATERIAL: 9" LP SMART SIDING SUPPLIER: LP SMARTSIDE COLOR: VERIFY COMMENTS:
MT-1	LOCATION: FASCIA TRIMS & SOFFITS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MT-2	LOCATION: RAKE, GUTTERS & TRIMS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
RS-1	LOCATION: ROOF SHINGLES MATERIAL: ASPHALT SHINGLE SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MR-1	LOCATION: ROOF PANEL MATERIAL: 26GA SSR SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:



BUILDING ELEVATION - NORTH

1 / A2.1 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - SOUTH

2 / A2.1 SCALE = 1/8" = 1'-0"

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EXECUTIVE: DAVE PHILLIPS

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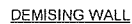
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EXTERIOR ELEVATIONS

A2.1



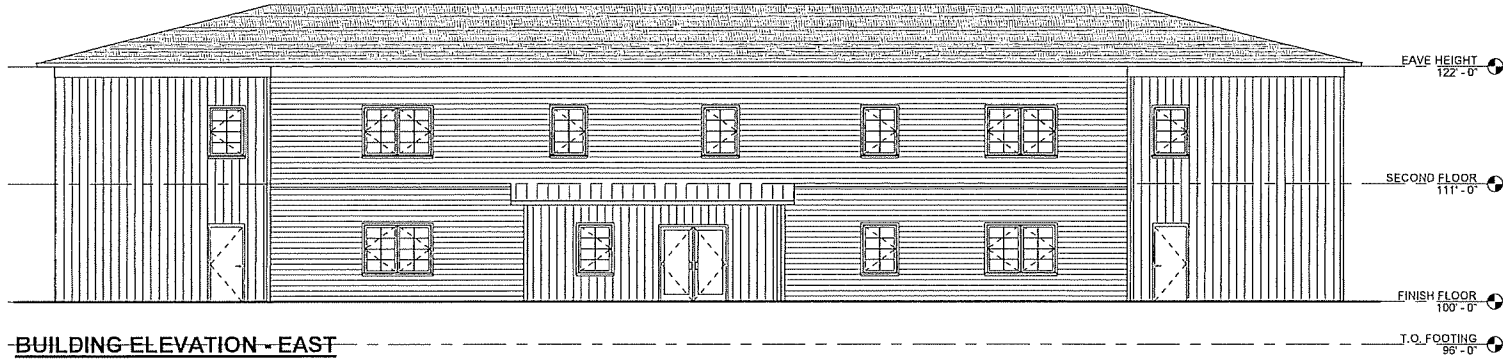
SCALE = 1 1/2" = 1'-0"

A1.1

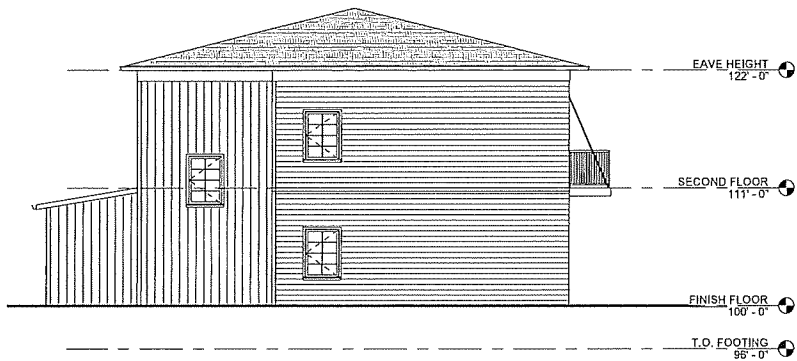
GENERAL NOTES:

1. INSTALL NFPA 13 SPRINKLER SYSTEM THROUGHOUT.
2. FIRST FLOOR - NON-COMBUSTIBLE CONSTRUCTION ONLY.
3. 2ND-5TH FLOORS - PROTECTED COMBUSTIBLE CONSTRUCTION, MIN. 1-HOUR FIRE RATED BEARING WALLS, FLOORS, & ROOF.
4. 2-HOUR FIRE RATED CEILING/FLOOR BETWEEN 1ST-2ND FLOORS AND STAIR/ELEVATOR SHAFTS.

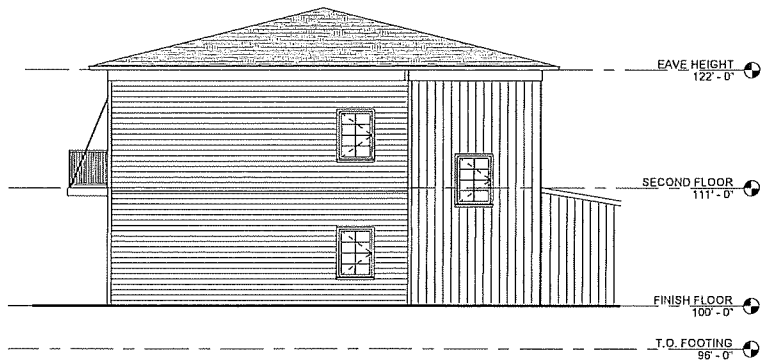




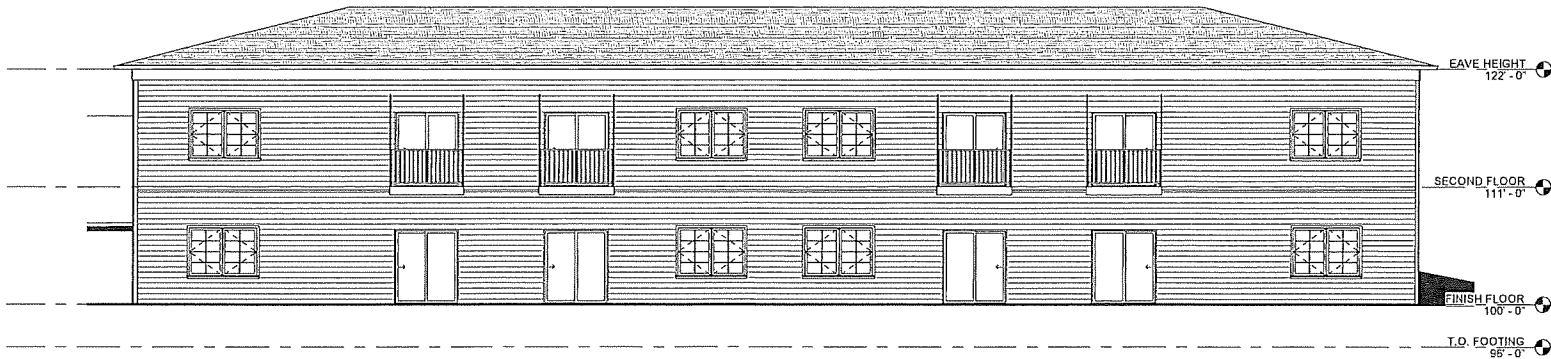
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2 / A2.0 SCALE = 1/8" = 1'-0"



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4 / A2.0 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - NORTH
3 / A2.0 SCALE = 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

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DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

23-3182

CITY, WISCONSIN; COUNTY OF:

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JOB NUMBER: 23-3182

PROJECT
EXECUTIVE: DAVE PHILLIPS

DRAWN BY: CMP

DATE: 06/06/2023

REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

- ☒ PRELIMINARY
☐ BID SET
☐ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

ELEVATION - EXTERIOR

A2.0



BAYLAND BUILDINGS

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EXECUTIVE: DAVE PHILLIPS

DRAWN BY: CMP

DATE: 06/06/2023

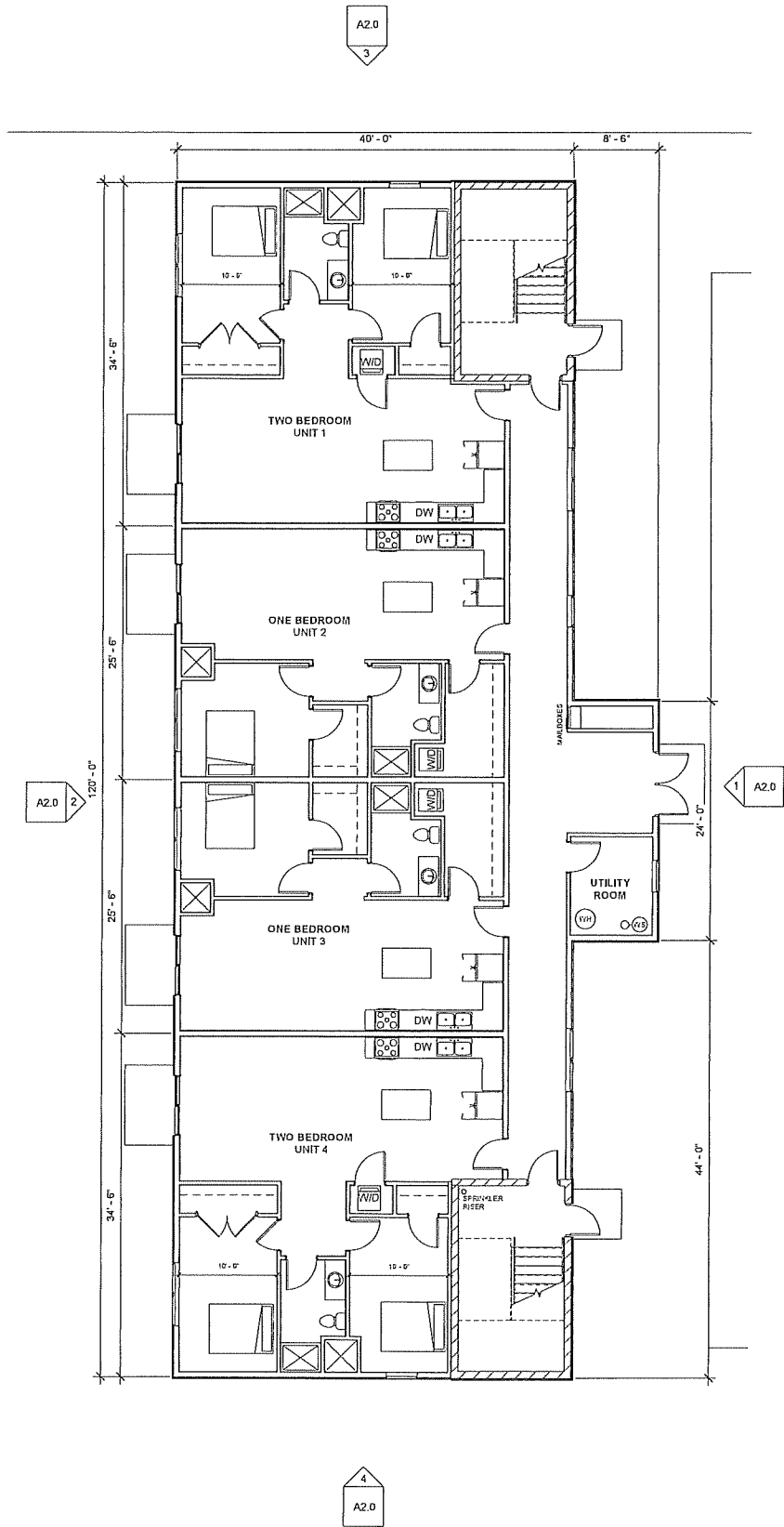
REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

- ☒ PRELIMINARY
☐ BID SET
☐ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

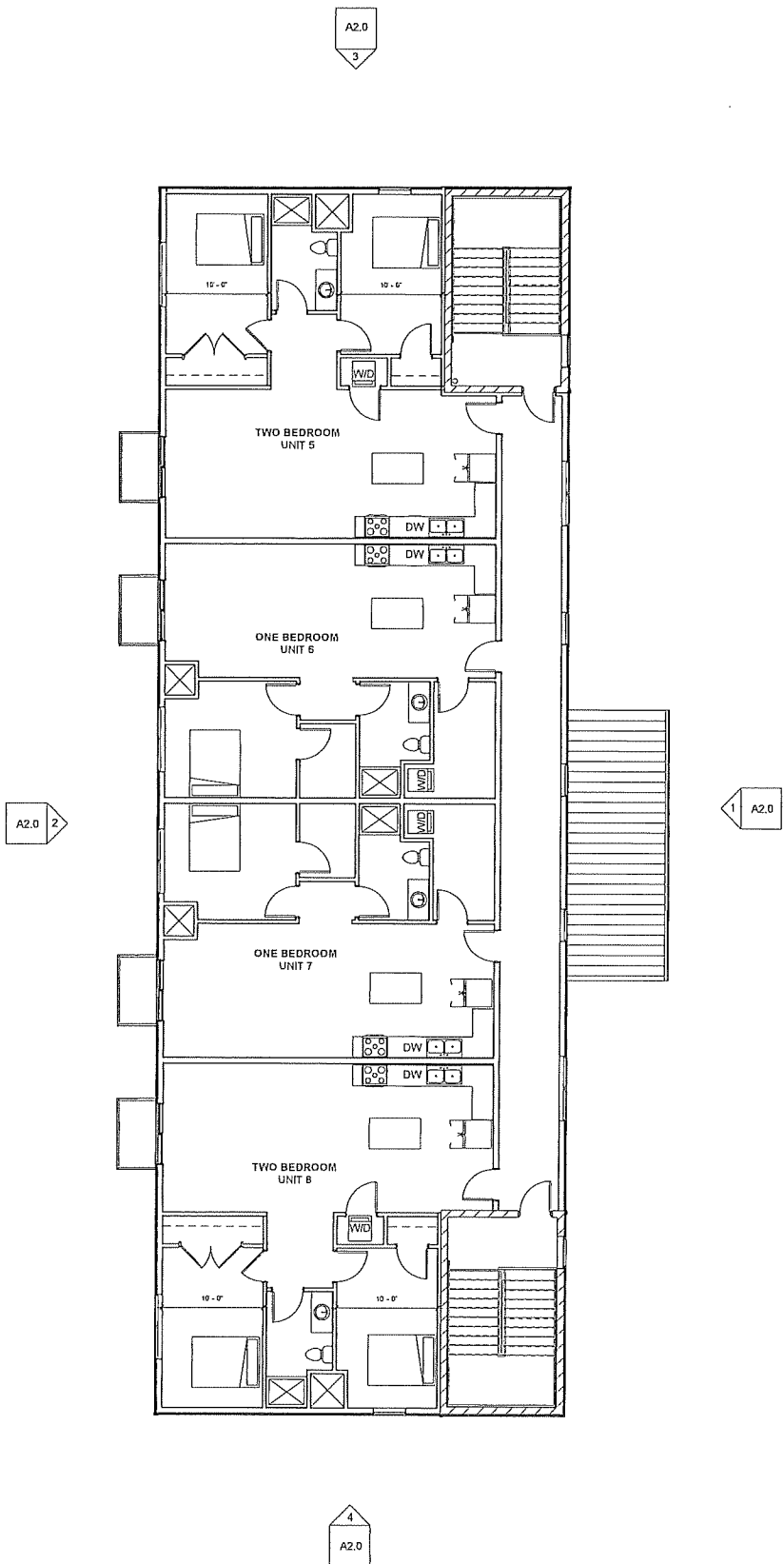
FLOOR PLAN - PROPOSED

A1.0



FIRST FLOOR PLAN

1/A1.0 SCALE = 1/8" = 1'-0"



SECOND FLOOR PLAN

2/A1.0 SCALE = 1/8" = 1'-0"

Subject Property
PUD Combined Preliminary/ Final



1361 North 14th Avenue
Parcel #2814332000000

14th Ave- View from East



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04/12/2023

14th Ave- View from South



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04/11/2023

View of retaining wall (left- view from west side facing east, right- view from east facing west)



Northeast property line abutting Larsen property



West side of property

